

State of Pennsylvania, (Lease)
County of Philadelphia.

This Indenture made the twenty-eighth day of December one thousand nine hundred and nine between the American Pipe & Construction Company Philadelphia, Pa. party of the first part and the Southern Bell Telephone and Telegraph Company party of the second part.

Witnesseth: That the party of the first part does hereby let, lease and demise unto the party of the second part, its successors and assigns, the following described premises in the City of Greenville, of Greenville S.C. to wit: the third floor of the Building situated on the North-east corner of Main and Washington Streets, with the appurtenances, for the term of four - to commence on the First day of December 1909 and to terminate on the thirtieth day of November 1913, at the yearly rent or sum of One hundred and fifty (\$150.00) dollars payable in monthly installments of Twelve and 50/100 (\$12.50) dollars with the exclusive right to establishing and maintaining in said building during the said term either a Telephone Exchange or a Telegraph Office or both a Telephone Exchange and Telegraph office, with the customary apparatus and appurtenances of the same, including such proper window frame and roof structure as may be necessary to carry or support the wires thereof; the said party of the first part to keep the said premises in good and tenantable condition during the

occupancy of said leasee. And it is agreed that if any rent shall remain due and unpaid for ten days after written notice from party of the first part to party of the second part, or if default shall be made by the party of the second part in any of the covenants herein contained to be by it performed then it shall be lawful for the party of the first part to re-enter the said premises and to remove all persons therefrom.

And the said party of the second part covenants to pay to the party of the first part the said rent as herein specified, and that at the expiration of the said term it will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.

And the said party of the first part covenant that the party of the second part, on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

and in case the building on premises shall be destroyed or so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay the said party of the first part for the same after such destruction or injury, and may thereupon at its option quit and surrender possession of the premises; but may, if it shall so desire upon compensation of the repair or restoration of said building re-occupy the same upon the terms and conditions herein set forth, the rental to commence from the date of such re-occupation.

In Witness whereof the party of the first part has hereunto set its hand and seal and the party of the second part has caused its corporate seal to be hereto affixed, and these presents to be subscribed by its Vice-President and Secretary, the day and year first above written.

Signed, sealed and delivered in the presence of:
Erwin Lyndall, American Pipe & Construction Co.,
Harry E. Fanser, By Jos. S. Keen, Jr. President, (L.S.)
Signed, sealed and delivered in Attest: H. Bayard Hodge, Secretary, (L.S.)
the presence of:
R.E. Hastings, Southern Bell Telephone & Telegraph Co.,
H.L. Smith, By W.T. Gentry, President
A. Manpin Acting Secretary.

(O.K. J.E.B.)
(Approved as to form B.J.C.)

State of Pennsylvania,
County of Philadelphia.

Personally appeared before me Erwin Lyndall who, on oath, says that he saw Jos. S. Keen Jr. President and H. Bayard Hodge, Secretary of the American Pipe & Construction Company, sign seal and as the act and deed of said Company, deliver the above written lease, and that he, with H.E. Fanser witnessed the execution thereof.

Sworn to before me this 28th, day of January 1910. Erwin Lyndall



W.H. Roth -
Notary Public
Commission expires Feb. 27/1913.

State of Georgia,
County of Fulton.

Personally appeared before me R.E. Hastings who, on oath says that he saw the said W.T. Gentry, President of the Southern Bell Telephone & Telegraph Company, sign, seal and as the act and deed of said Company, deliver the above written lease, and that he with H.L. Smith witnessed the execution thereof.

Sworn to before me this 29th, day of December 1909. R.E. Hastings

F.M. Myers, Jr.
Notary Public



Recorded February 15th, 1910.

