

made by it thereon, and to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations or improvements during the term of this lease by any cause covered by such insurance; provided that such insurance shall not extend beyond the date of the termination of this lease.

Lessor shall pay all taxes, special assessments and public charges levied against said premises, payable during the term of this lease.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom. Lessor covenants that Lessee, upon paying the rent in the manner herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part or the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of _____ years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than _____ days before the expiration of said primary term.

In witness whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor in the presence of:

Teresa H. Riordan
J. Broadus Curry.

T. A. Roe (L. S.)

S. B. T. & T. Co.

S. C. Stamps 92¢

Edited: ✓

Form approved G. W. G.

Recommended G.R. ✓

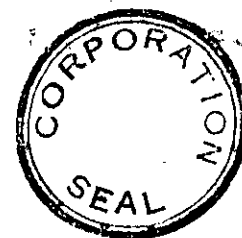
SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,
INCORPORATED

BY: J. G. Bradbury Vice President.

P. W. Greene Secretary.

Signed, sealed and delivered by Lessee in the presence of:

M. M. McGarity
Mary S. Smith.



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

SOUTH CAROLINA.

PERSONALLY appeared before me Teresa H. Riordan who on oath, says that she saw T. A. Roe, sign and seal, and as her act and deed, deliver the above written instrument, and that she with J. Broadus Curry witnessed the execution thereof.

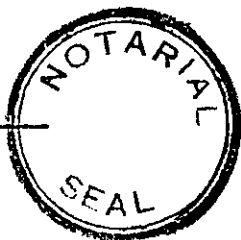
Sworn to and subscribed before me this 1 day of December, 1945.

J. Broadus Curry

Teresa H. Riordan.

Notary Public. (NOTARIAL SEAL)

My commission expires _____ 19_____



STATE OF GEORGIA
COUNTY OF FULTON.

Personally appeared before me M. M. McGarity, who, on oath, says that she saw J. G. Bradbury, Vice President of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that she with Mary S. Smith witnessed the execution thereof 12-4-45.

Sworn to and subscribed before me this 4th day of December, 1945.

M. M. McGarity

Blanche B. Butts (NOTARIAL SEAL)

Notary Public: My commission expires _____ Notary Public, Fulton County, Georgia

My commission expires June 15, 1947.

