

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LEASE AGREEMENT

This Lease Agreement made and entered into this 4th day of August, 1951 by and between Angeline D. Leslie, hereinafter referred to as Lessor and Piedmont^{Natural} Gas Company, a corporation, hereinafter referred to as Lessee,

W I T N E S S E T H:

The Lessor for the consideration hereinafter named does hereby demise and lease to the Lessee a certain store building of masonry construction located at No. 905 Hampton Avenue in the City of Greenville, S. C., same being on the South side of said Avenue, for a period of five years, commencing August 4, 1951, and terminating August 3, 1956.

As rental for said premises, the Lessee agrees to pay to the Lessor the sum of \$3,000.00 payable in equal \$50.00 monthly installments, to be paid on or before the 10th day of each month, the first payment to be due on or before August 10th, 1951 with a like amount on the 10th day of each and every month hereafter. The Lessee shall not be deemed in arrears with its rent provided the payment is made by the 15th day of each month for which the rent is due.

It is understood and agreed between the parties hereto that the Lessee is to pay for and be liable for all improvements which the Lessee may desire to make to said premises, including any addition thereto, but all such improvements and additions are to be the property of the Lessor upon the termination of this lease.

The Lessor is to be liable only for the payment of property taxes against said premises and for any fire insurance policies she may desire to contract for, and all other expenses of every nature whatsoever, applicable to said premises shall be the expense and liability of Lessee.

The Lessor reserves the right to enter said premises for inspection at reasonable hours or to show same to any prospective purchaser during reasonable hours.

Lessor agrees to repair and maintain roof, outer walls and down spouts.

