

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

THIS LEASE Made and Entered into this the 3 day of April, 1959 by and between W. BROADUS KNIGHT, party of the first part, hereinafter called the "Lessor", and DUKE POWER COMPANY, a corporation organized under the laws of the State of New Jersey, party of the second part, hereinafter called the "Lessee",

W I T N E S S E T H:

1. That for and in consideration of the monthly rental of Seventy-Five (\$75.00) Dollars to be paid by the Lessee to the Lessor on the last day of each and every month during the term of this lease, the Lessor does hereby lease unto the Lessee, its successors and assigns, upon the terms and conditions herein set out, the following described premises, to wit:

The building located on the West side of South Main Street, in the Town of Fountain Inn, Greenville County, South Carolina, which said building is 44 feet and 3 inches North of the Northwestern intersecting corner of said South Main Street and Case Street, and having a frontage of 43 feet on said South Main Street, with a depth along parallel lines of 37 feet and 6 inches to Depot Street, with a rear frontage on Depot Street of 43 feet, and being one section of building owned by the Lessor, together with the lot upon which said building is located;

for and during the term of five (5) years commencing on the 3 day of April, 1959 and expiring on the 2 day of April, 1964.

2. The Lessee shall have the right to make such changes and alterations in the building on the leased premises as it may desire, and shall have the right to install and maintain in the leased premises such wiring, appliances, fixtures and other property, including heating and air-conditioning equipment, as it may desire, and shall have the right to remove same at the expiration or other termination of the lease.

3. During the term of the lease the Lessor, at his expense, will keep the roof, walls, foundation and exterior of the leased premises in good repair and condition and will repair any damage to any part of the leased premises caused by termites, and the Lessee will, at its expense, maintain the interior of the leased premises, except that the Lessee shall not be required to repair termite

(Continued on next page)