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ADDENDUM #1

LEASE BETWEEN SOUTHERN BELL AND

JAMES H. BENSON, JR.

- Paragraph 1 - Except that Lessee agrees to pay Lessor, as additional rent, up to 50% of any increases in ad valorem taxes over that in effect at the end of the first full taxable year to be considered as year 1978, not to exceed the full amount of taxes paid on the property for the first full year of occupancy by Lessee to be considered as year 1978.
- Paragraph 2 - Space to be used and occupied by Lessee, its associated, affiliated, or controlled companies and its or their employees, for its general business purposes with the right to install, maintain, and operate central office equipment, electronic equipment and its associated apparatus and other trade fixtures.
- Paragraph 3 - The words premises, building, fixtures, appurtenances or contents referred to in this paragraph apply only to those owned or leased by the Lessor and shall not apply to any property which the lessee owns or in which the Lessee has a proprietary interest.

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