

DEC 5 10 32 AM '79

DONNE STANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

THIS LEASE, made and entered into this 30 day of November, 1979 by and between DOBSON & DOBSON, ATTORNEYS AT LAW, P.A., "Lessor", and DUKE POWER COMPANY, a corporation organized under the laws of the State of North Carolina, "Lessee";

W I T N E S S E T H

That for and in consideration of the monthly rental of One Thousand Eight Hundred Twenty Three and 00/100 (\$1,823.00) Dollars to be paid by Lessee to the Lessor on the first day of each and every month during the term of this lease, the Lessor does hereby lease unto Lessee, its successors and assigns, upon the terms and conditions herein set out, the property hereinafter described:

That portion of the basement area of the Dobson Building located on Church Street in Greenville, South Carolina, containing 3,500 square feet, as shown on floor plan sketch attached hereto and designated "Exhibit A".

1. The lease shall take effect as of the 15th day of December, 1979, and shall expire on the 14th day of December, 1981. Rental for the period December 15, 1979 through December 31, 1979 shall be pro rated and payable on December 15, 1979. Lessee shall have the option to renew said lease for two additional terms of two years each at a rental of \$1,896.00 a month, upon written notice to Lessor given ninety (90) days prior to the beginning of each renewal term.

Rad * 2. Tenant Improvements: Lessee shall have the right to install such general office equipment as necessary for its operation and to remove same at the termination of the lease. Any equipment having unusual power requirements must be approved by Lessor.

3. Utilities and Access: Lessor shall provide heating, air conditioning, electrical service and water at all hours, seven (7) days per week. Lessee shall have access to the leased premises at all times.

4. Maintenance: Lessor, at its expense, will maintain the interior and exterior of the leased premises in good repair and condition. Lessor shall provide at its expense janitorial service to the leased premises on the same basis as to other building tenants.

Rad * Lessor, prior to occupancy by Lessee, will re-furbish the space in accordance with letter setting forth the necessary changes and improvements as agreed upon by the Lessor and Lessee. Such initial improvements are to be at the expense of Lessor.

Rad After initial improvements, lessee shall be responsible for future renovations, or remodeling other than routine maintenance.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$15.50
TAX

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