

(Lease 75 6)

State of South Carolina,
County of Greenville.

This Indenture made the first day of September one thousand nine hundred and thirteen between The Gallivan Building Company of the first part, and the Southern Bell Telephone and Telegraph Company, party of the second part, Witnesseth, That the party of the first part does hereby let, lease and demise unto the party of the second part, its successors and assigns, the following described premises in the City of Greenville, South Carolina to-wit: One room in the basement of the Gallivan Building located Cor. W. Washington and Richardson Sts. This room is 39'x 31' and has cement floor and brick walls with the appurtenances, for the term of two years to commence on the first day of September 1913, and to terminate on the thirty-first day of August 1915 at the yearly rent or sum of Eighty four & no/100 Dollars payable in monthly installments of Seven & no/100 Dollars, with the exclusive right of establishing and maintaining in said building during the said term ~~either a store room Telephone Exchange or a Telegraph Office, or both a Telephone and Telegraph Office,~~ with the customary apparatus and appurtenances of the same, including such proper window frame and roof structure as may be necessary to carry or support the wires thereof; the said party of the first part to keep the said premises in good and tenable condition during the occupancy of said lease.

And it is Agreed, That if the said party of the first part fails to make repairs necessary to keep the said premises in good and tenable condition within thirty (30) days after written notice from the party of the second part, the party of the second part may, at its option, make such repairs and deduct the cost of same from the rent. And it is Agreed, That if any rent shall remain due and unpaid for ten days after written notice from part of the first part to party of the second part, or if default shall be made by the party of the second part in any of the covenants herein contained to be by it performed, then it shall be lawful for the part of the first part to re-enter the said premises and to remove all persons therefrom.

And the said party of the second part covenants to pay to the party of the first part the said rent as herein specified, and that at the expiration of the said term it will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted. And the said party of the first part covenants that the party of the second part, on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid. And in case the building on premises shall be destroyed, or so injured by the elements, or any other cause as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to said party of the first part for the same after such destruction or injury, and may thereupon, at its option, quit and surrender possession of the premises; but may, if it shall so desire upon completion of the repair or restoration of said building, re-occupy the same upon the terms and conditions herein set forth, the rental to commence from the date of such re-occupation.

It is understood and agreed between the parties hereto that the party of the second part shall have the privilege or renewing this lease at the expiration of the term herein created upon the same terms and conditions, for a further period of One year years, upon giving written notice of its desire so to renew, not less than thirty days before the expiration of said present term.

In witness whereof, The party of the first part has hereunto set its hand and seal, and the party of the second part has caused its corporate seal to be hereto affixed, and these presents to be subscribed by its duly authorized officers, the day and year first above written Signed, sealed and delivered by first party in the presence of:

The Gallivan Building Co. (L.S.)
By J. F. Gallivan, Prest. (L.S.)

Signed, sealed and delivered by second party in the presence of:
A. E. Waltman,
J. W. Campbell

Southern Bell Telephone and Telegraph Company,
By M. B. Speir, Genl. Mgr.
A. Manfun, Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me J. B. Moran who, on oath, says that he saw J. F. Gallivan President, of The Gallivan Building Company, sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that he with H. Y. Thackston witnessed the execution thereof.

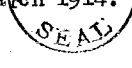
J. B. Moran,
H. Y. Thackston,
Sworn to and subscribed before me this 23, day of February 1914.
State of North Carolina
County of Mecklenburg.

J. B. Moran
H. Y. Thackston (Seal)
Notary Public.

Personally appeared before me A. E. Waltman who, on oath, says that he saw Morgan B. Speir, General Manager of the Southern Bell Telephone & Telegraph Company, sign and seal, and as the act and deed of said Company, deliver the above written instrument, and that he, with J. W. Campbell witnessed the execution thereof.

Sworn to and subscribed before me this 10th, day of March 1914.
H. McA. Rose,
Notary Public.

A. E. Waltman



My Commission expires
My Commission expires Sept. 30th, 1915.