

Q. Q. Q.

State of South Carolina.)

County of Greenville.) This indenture made the --day of January one thousand nine hundred and nine, between D.D. Davenport of the town of Greers, S.C. party 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 Town of Greers, State of South Carolina, to wit:--

One front room on second floor of brick building on the South West side of Main Street, near the corner of Main and Trade Streets with the appurtenances for the term of five years to commence on the first day of December 1909 and to terminate on the thirtieth day of November 1914, at the yearly rent or sum of Sixty (\$60.00) payable in monthly installments of Five (\$5.00) dollars, with the exclusive right of establishing and maintaining in said building during the said term, either a telephone exchange or a telegraph office, and or both a telephone Exchange 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; and said party of the first part to keep the said premises in good and tenable condition during the occupancy of said lessee And it is agreed that if any rent shall be due and unpaid 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 party 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 the 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.

In witness whereof, the party of the first part has hereunto set his 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 Vice-President and Secretary the day and year first above written. Signed, sealed and delivered in the presence of

H.B. Bryan.)

W.G. McDavid.)

Approved as to form-

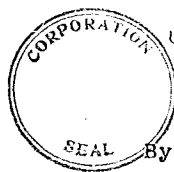
Baulus J. Clay.
Attorney

Signed, sealed & delivered in

the presence of

H.L. Smith.)

Fred G. Warde.



D. D. Davenport. (L.S.)

Southern Bell Telephone &
Telegraph Co. (L.S.)

By W.T. Gentry-President.

D.J. Carson.-Secretary-