

This Indenture, made and entered into this 20th day of March 1923 by and between D.D. Davenport Estate of the County of Greenville, State of South Carolina, hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, hereinafter called Lessee party of the second part.

Witnesseth:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the Town of Greenville, State of South Carolina, to wit:

The entire third floor space of the three story brick building, known as the Davenport Building, at #113 South Lawrence Street, Greenville, South Carolina, for use as a Telephone exchange or telegraph office or both, or for the general transaction of business. To Have and to Hold the same for the term of Five years beginning on the 1st day of October, 1923, and ending on the 30th day of September, 1928, at an annual rental of Five hundred Forty (\$540.00) Dollars payable in equal monthly installments during the term hereof.

Lessor agrees that Lessee may sublet said premises, providing that tenant is satisfactory to Lessor. Lessee agrees to maintain said premises in as good condition as when received, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted, and to pay Lessor said rent as herein specified.

Lessor hereby agrees to keep said premises in good and tenable condition and to make at Lessor's own expense such repairs to any portion of said building as may be necessary to replace faulty construction, or to replace all ordinary wear, tear and deterioration, to do such painting of the outside walls as is necessary to maintain the building in reasonably good condition and appearance, and to make all changes and additions required by reason of any laws, ordinances, orders or regulations of any municipality, County, State or other public authorities, in-