

improvements made by it thereon, and to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations or improvements during the term of this lease by any cause covered by such insurance; provided that such insurance shall not extend beyond the date of the termination of this lease.

Lessor shall pay all taxes, special assessments and public charges ^{levied} against said premises, payable during the term of this lease.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom, Lessor covenants that Lessee, upon paying the rent in the manner herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering period subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part of the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

The lessor agrees to provide and install water and toilet facilities in one of the rooms covered by this lease.

In Witness Whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor in the presence of:
F. George Davis,
Teresa B. Hackney.



Estate of D.D. Davenport
Peoples National Bank, Greenville, S.C.
Wm. C. Beacham, Pres. Executor.

Signed, sealed and delivered by Lessee in the presence of:
A. E. Mix
F.M. Myers, Jr.

Southern Bell Telephone and Telegraph
By Ben S. Read, President
A. Morgan, Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me F. George Davis, who on oath, says that he saw W.C. Beacham, President of the Peoples National Bank, Executor for the Estate of D.D. Davenport, deceased, sign and seal, and as the act and deed of said corporation deliver the above written instrument and that he with Teresa B. Hackney witnessed the execution thereof.
Sworn to and subscribed before me this 23, day of Aug. 1924.

T.G. Davis.
Notary Public, My Commission expires at pleasure Governor, S.C. F. George Davis.

State of Georgia,
County of Fulton.

Personally appeared before me A.E. Mix, who on oath says that he saw Ben S. Read, President of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation deliver the above written instrument, and that he with F.M. Myers, Jr. witnessed the execution thereof.
Sworn to and subscribed before me this 15, day of Sept. 1924.

F.M. Myers, Jr.
Notary Public, Fulton County, Ga.
My Commission expires March 6, 1927.

A. E. Mix.

Recorded September 30th 1924.

END of Doc