

This instrument made and entered into this 17 day of May 1927 by and between D. H. Walker 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, Incorporated, hereinafter called Lessee, party of the second part.

Witnesseth:

That for and in consideration of the recite and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the City of Greenville State of South Carolina to-wit: The entire second floor space of a two story brick and joint constructed building located on Victoria Street, 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 ten (10) years beginning on the First day of July 1927, and ending on the Thirtieth day of June 1937, at an annual rental of nine hundred (\$900.00) Dollars payable in equal monthly installments during the term hereof. Lessor agrees that Lessee may sublet said premises. 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 covenants that said premises are suitable for the purposes recited, and hereby agrees to keep such premises in good and tenantable 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, including the furnishing of required sanitary facilities; and that should Lessor fail to make any of such repairs, replacements, painting or changes, within thirty days after written notice from Lessee of the necessity therefor, Lessee may, at its option, make the same and deduct the cost thereof from the rent next or at any time thereafter accruing, or Lessee may quit and surrender possession of the premises without further liability to Lessee here-

under.

Lessee may make, from time to time, such interior changes, alterations, additions and improvements on the said premises as well, in the judgment of Lessee, better adapt the same to the purposes of its business. All fixtures added and improvements made in and to such premises by Lessee shall be at its own expense and shall remain the property of Lessee and, upon the termination of this lease shall be removed from said premises by Lessee. Lessee shall, in the event of its making such interior changes, alterations or improvements, restore said premises, upon the termination of this lease, to the condition they were in when received by Lessee, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted.

Lessee shall have the right to insure and keep insured at its own cost, its interest in the said premises to the extent of the cost of any interior changes, additions, alterations or 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 as rendered untenable bears to the entire premises, and all advance payments of rents of any covering periods subsequent to the date of such