

messenger and signal or telegraph business in connection with telephone business or for joint telegraph-telephone or signal service may occupy said premises jointly with the said party of the second part and contribute a portion of the rental herein reserved.

Wires of the party of the second part may be led over the roof or through the foundation walls of the building in which said premises are situated, and into the demised premises, and the necessary fixtures for a general telegraphic and messenger business may be placed upon said building.

Pneumatic tubes may also be led through the walls of said building and into the premises hereby demised, and installed, maintained and operated therein.

The party of the second part may assign this lease or sublet the whole or any part of said premises for any business not deemed extra hazardous.

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 said premises, and to remove all persons therefrom.

The said party of the second part covenants to pay to the party of the first part, ~~their~~ ^{their} heirs, administrators, successors or assigns, the rent as herein specified, and that at the expiration of its right to occupy under this lease 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 fire or the elements excepted.

The said party of the first part covenants for ~~themselves,~~ ^{themselves,} ~~their~~ ^{their} heirs, administrators, successors or assigns, 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 or terms aforesaid.

In case the building on said premises or that portion of such building leased by the party of the second part shall be destroyed, or be so injured by the elements, or any other cause, so that it cannot be occupied and repaired, or occupied or repaired without interruption to the tenant's business, the party of the second part shall not be liable or bound to pay rent to such party of the first part for the same after such interruption and may thereupon, at its option, quit and surrender possession of the premises, but may, if it is so desired, when the building or such portion as aforesaid can be occupied without interruption to its business, reoccupy the same or such portion of aforesaid upon the terms and conditions hereinbefore set forth, the rental to commence from the date of such reoccupation.

At the termination of its right to occupy said premises under this lease the party of the second part shall have the right to remove any fixtures which it may have placed upon the premises; but it shall repair all damage or injury to the premises caused by such removal.

In Witness Whereof, the party of the first part has hereunto set ~~their~~ ^{their} hand and seal, and the party of the second part has caused these presents to be signed by its ~~Gen. Manager~~ ^{Gen. Manager} the day and year first above written.

Edward M. Morgan L. S.

C. Raymond Morgan L. S.

Witnesses as to Signature of Lessor.

The Peoples National Bank of Greenville, as Executor & Trustee U/W Clinton J. Morgan

Keels M. ... Trust Officer

Minna B. Christopher

The Western Union Telegraph Company

By *E. Pitt*

Witnesses as to Signature of Lessee.

ACA ...

J. Mills

For Probates in connection with this lease see Deed Book 412 Page 433.