

STATE OF SOUTH CAROLINA )

LEASE AND AGREEMENT

COUNTY OF GREENVILLE )

THIS LEASE AND AGREEMENT, made and entered into this 31st day of May, 1961, by and between W. N. Watson, Jr., as Trustee under the Will of W. N. Watson, deceased, hereinafter referred to as Lessor, and Piedmont Natural Gas Company, a corporation organized and existing under the laws of the State of New York, with its principal place of business at Charlotte, North Carolina, hereinafter referred to as the Lessee,

W I T N E S S E T H:

For good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by the respective parties hereto, and in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereto do hereby agree as follows:

(1) The Lessor hereby leases and demises to the Lessee the first floor and basement of No. 19-21 East Coffee Street, Greenville, South Carolina, together with the following area:

- (a) Stairway and door to basement. Said stairway and door to be not less than forty-two (42") inches wide and to extend from the rear of the building.
- (b) An outside entrance in the rear area opening on Brown Street, said entrance to be not less than forty-two (42") inches wide.

Said space is designated as Nos. 1-D, 1-E and 1-C in red on plat attached hereto and incorporated into and made a part of this lease.

(2) To have and to hold unto the Lessee for a period of two (2) years, commencing on July 1, 1961 and ending on June 30, 1963.

(3) Lessee agrees to pay Lessor for said space the sum of Fourteen Thousand Four Hundred (\$14,400.00) Dollars, payable Six Hundred (\$600.00) Dollars per month in advance on or before the 1st day of each and every month during the entire term.

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