

THIS INDENTURE, made and entered into this 27th day of November 19 74 , by and between RALPH LEE, 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, a corporation organized and existing under and by virtue of the laws of the State of New York and having its principal office and place of business in the City of Atlanta, Georgia, 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, near the City of Greenville, County of Greenville, State of South Carolina, to-wit:

The entire one-story office building with outside dimensions of 95 feet by 50 feet, and two car sheds; shed "A" with outside dimensions of 44 feet by 175 feet, and shed "B" with outside dimensions of 190 feet by 44 feet, located on a lot beginning and fronting on Old Highway #29 for a distance of 200 feet in a Westerly direction, thence along Brook Glenn Road for a distance of 455.6 feet in a Southerly direction to P & N Railroad right-of-way, thence along Railroad Right-of-way for a distance of 433 feet in an Easterly direction, thence 282 feet in a Northerly direction, thence 136 feet in a Westerly direction, thence 150 feet in a Northerly direction to the point of beginning, being the dimensions, more or less, the said premises being bounded and having such actual size, shape and dimensions as on the ground survey by a registered Civil Engineer will disclose, a plat of which survey shall be attached hereto upon completion, incorporated herein by reference and though fully set forth and made the legal description of the property for all purposes hereof, it being understood that the foregoing is an estimated description of the property. This lease covers the said buildings and the said lot with all improvements thereon, as shown on the plans attached hereto and made a part of this lease.

For use as a Plant Work Center or for the general transaction of business to HAVE AND TO HOLD for a term of fifteen (15) years beginning on the first (1st) day of January, 1975, and ending on the thirty-first (31st) day of December, 1989, at an annual rental of \$51,472.56 payable in equal monthly installments of \$4,289.38 each during the term hereof.

The Lessor and Lessee do hereby mutually covenant and agree that the following are the Covenants and Agreements contained in this Lease, to-wit:

