

1A. As additional rent, Lessee shall pay its proportionate share of any increase in the cost of utilities to the Demised Premises and the building in which the Demised Premises are located during the preceding calendar year over the cost of utilities during the calendar year immediately prior to the calendar year in which the term of this Lease commenced or the first calendar year in which the building was completed and ready of occupancy by tenants during the entire year. Utilities shall include but not be limited to electricity, water, and sewer charges. The Lessee's proportionate part of the increases in cost of utilities shall be calculated based on overall rate increases charged by the utility companies. The Lessee's proportionate part of the increases shall be a fraction, the numerator of which is the number of square feet of floor area in the Demised Premises herein described and the denominator of which is the total number of rentable square feet of floor area in the buildings of which the Demised Premises are a part, which Lessor and Lessee hereby acknowledge to be 103,264 square feet. Lessor shall provide evidence of such increases to the Lessee and the additional rent shall be added to the annual rent and paid monthly as heretofore provided.

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3A. Lessor shall be responsible for keeping the building structure, including roof, foundations, and support walls, and the common areas of the Building and Real Estate in good and tenantable conditions and shall promptly make all repairs to same at Lessors expense.

19C. Lessor shall indemnify and hold Lessee harmless from and defend against any and all claims, actions, liabilities, injuries, or damages to any person or property whatsoever (1) arising out of Lessor's use or occupancy of the Demised Premises or any of the building, or (2) occurring in, on, or about the Demised Premises or any part thereof, or occurring in, on or about the building or the Real Estate when such injury or damage shall be caused in part or in whole by the neglect, fault of, or omission of any duty with respect to the same, by Lessor, its agents, servants, employees, guests, or invites.

20A. Office areas are to be dusted, bathroom areas cleaned, and carpets vacuumed a minimum of five times per week. Lessor shall be responsible for spot cleaning of carpet as needed.

28A. Likewise, any notice by Lessor to Lessee must be served by certified mail return receipt requested at the address shown above or at such other addresses.

THIRTY NINE. Renewal Options. Lessee shall have the right to renew this Lease, upon the same terms and conditions, for a further period of six (6) months from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of said primary term. Lessee shall have the right to renew this Lease upon the same terms and conditions, for a further period of six (6) months from the date of the expiration of the first option term hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of said first option term.

FORTY. Lease Tax. Upon execution of this Lease, Lessee expressly covenants and agrees to make immediate payment of all taxes due pursuant to Section 65-688.1 of the 1962 South Carolina Code of Laws, as amended, (to include any taxes which may hereafter be imposed in lieu thereof) and to evidence the payment by affixing documentary stamps to Lessor's executed original of this Lease and designating cancellation by inserting across the face of the stamps the date such stamps were affixed (or in such other manner as may hereafter be required by law as to any tax imposed in lieu of this tax). Upon Lessee's failure to evidence payment of said taxes as hereinabove provided, Lessor shall have the right to make payment of the taxes on behalf of Lessee and such payment shall be deemed additional rent due for the month in

Witnesses

Phyllis E. Behren  
Shirley E. Maples  
Betty D. Wright  
Peggy D. Woodcock

GREEN GATE INVESTMENT COMPANY, INC.

BY: John J. McIntosh, Agent  
Lessor

SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY  
Lessee

BY: [Signature] Executive Vice President  
John [Signature] ATTORNEY

ATTEST:  
[Signature] Assistant Secretary

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