

College, who is to have the right, however, to mortgage the property conveyed for the purpose of raising money with which to pay the cash portion of said purchase price; and whereas it is understood and agreed that the purchase price is to be Sixteen Hundred Dollars, of which sum at least Eight Hundred Dollars is to be paid in cash, and the remaining sum secured by the execution by the said J. T. Littlejohn to the Trustees of this Church of his note and mortgage for the balance of the purchase price, which mortgage however is to be a second lien upon said premises, second to a mortgage for Eight Hundred Dollars to be given to Piedmont Savings & Investment Company, from whom a portion of the cash utilized in paying the purchase price is to be obtained.

Be it Resolved, therefore, by this Quarterly Conference that the offer of the said Board of Directors for the conveyance of said property in the manner aforesaid be and the same is hereby accepted, subject to the approval of the Presiding Elder of this District, and of the Pastor of this Church.

We approve the sale of the Church property on the terms stated in the above resolution and adopted by vote of the Quarterly Conf. held July 17 '99

I certify that the above Reso- J. A. Brown, Presiding Elder
 lution was adopted by the Quart D. W. Minus, Pastor.
 erly Conf. held July 17 / 99 .)

M. C. McDaniel Secty.

Recorded January 11th. 1904.

816 THE AMERICAN PIPE MANUFACTURING COMPANY,

AND

SOUTHERN BELL TELEPHONE AND TELEGRAPH CO.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

This LEASE, made this the 9th day of December 1903, between The American Pipe Manufacturing Company, party of the first part, and the Southern Bell Telephone and Telegraph Company, party of the second part,

W I T N E S S E T H: That the party of the first part has let, leased and demised, and by these presents does let, lease and demise unto the said Southern Bell Telephone and Telegraph Company, its successors and assigns, the following described premises, in the City of Greenville, state and County aforesaid, to wit:

The third floor of building situated on the northeast corner of Main and Washington Streets, with all appurtenances thereunto belonging, for the term of Five (5) years, commencing on the 1st day of December 1903, and terminating on the 30th day of November, 1908, at and for a yearly rental or sum of One Hundred and Fifty Dollars (\$150.00), payable by the said party of the second part to the said party of the first part in equal monthly installments of \$12.50 each, with the exclusive right of establishing and maintaining on said floor, during said term, either a telephone exchange or a telegraph office, or both a telephone exchange and telegraph office, with the customary apparatus and appurtenances of the same, including such proper window frame and roof structure as may be necessary to carry or support the wires thereof; the said party of the first part to keep the said premises in good and tenable condition during the

occupancy by said lessee.

The condition of this lease is such that if any rent shall be due and unpaid, then it shall be lawful for the party of the first part to re-enter the said premises and to remove all persons therefrom.

And the said party of the first part covenants 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 aforesaid.

In case the building on the premises shall be destroyed, or so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to said party of the first part for the same after such destruction or injury, and may thereupon at its option quit and surrender possession of the premises; but may, if it so desire, upon completion of the repair or restoration of said building, re-occupy the same upon the same terms and conditions herein set forth, the rental to commence from the date of such re-occupation, the party of the first part, however, to be under no obligation to repair or restore.

It is understood and agreed between the parties hereto, that the party of the second part shall have the privilege of renewing this lease at the expiration of the term herein created upon the same terms and conditions, for a further period of five years, upon giving written notice of its desire so to renew, not less than sixty days before the expiration of said present term.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be subscribed by its President, and the party of the second part has caused its corporate seal to be hereunto affixed, and these presents to be subscribed by its Vice President and General Manager, on this the day and year first above written.

Signed, sealed and delivered THE AMERICAN PIPE MANUFACTURING COMPANY (SEAL).

in the presence of: By Jos. S. Keen Jr. President.
 Ervin Lyndall. Attest H. Bayard Hodge Secretary.
 Evelyn C. Hill.

Signed, sealed and delivered SOUTHERN BELL TELEPHONE AND TELEGRAPH CO (SEAL).

in the presence of By W. T. Gentry
 Vice President and General Manager.
 Macon Martin. Attest D. J. Carson.
 H. L. Smith. Secretary.

Approve as to form

Hunt Chaply.

Attorney.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Personally appeared before me, Ervin Lyndall, who, on oath, says that he saw Jos. S. Keen Jr. President of the American Pipe Mfg. Co. sign, seal, and as the act and deed of said Company, deliver the above written lease, and that he, with Evelyn C. Hill witnessed the execution thereof.

Sworn to before me this 9th. Ervin Lyndall.

day of December 1903.

W. H. Roth (seal).

Notary Public.

Commission expires 2/27/1905.

(over)