State of South Carolina, County of Greenville

This Agreement made this 6th day of August, 1934, between Anthony Insurance Agency, Inc., (a corporation originally chartered as Greenville Real Estate Loan & Insurance Company, but the usus of which was subsequently changed to Anthony Insurance Agency, Inc., See Volume 31, page 535, R. M. C. Office for Greenville County), here inafter referred to as lessor, and Southern Fublic Utilities Company (a corporation incorporated under the laws of the State of Maine, but authorized to do business in the State of South Carolina), hereinafter referred to as lessoe.

That the lessor does hereby lease unto the lessee the let of land here inafter described, together with the buildings and fixtures thereon, for the term of ten (10) years, ed, together with the buildings and fixtures thereon, for the term of ten (10) years, ed, together with the buildings and fixtures thereon, for the last day of August, 1944, commencing on the first day of September, 1934, and ending on the last day of August, 1944, at a rental of Three Hundred Pirty (\$350.00) Dollars per month, payable on the last day of the month, or the last five (5) (3400.00) Bollars per month, payable on the last day of the month, or the last five (5)

The land covered by this lease is that certain lot of land situate on the East side of North Main Street, in the City of Greenville, County and State of oresaid, known as No. 213-214 North Main Street, and which has the following lines:-

Community at a point on Main Street, corner of Mrs. 2. J. Finley's lot, and running toence with said Street in a Northerly direction 42 feet and 3 inches, more or lass, to the lot now owned by C. O. Milford; thance in an easterly direction with Milford's line, 224 feet, more or less, to Brown Street; thence in a Southerly direction 42-2 feet, more or less, to the Scutheust corner of a lot formerly caned by C. F. Dill; thence in an Easterly direction along line of property formerly owned by J. B. Bruce and the lot of Mrs. 2. J. Finley, 224 feet, more or less, to the beginning corner.

The Lessee is to have the right to erect in the rear of the present building now standing upon said lot a brick extension of the manner and first story, 60 feet in length, more or less, and shall be entitled from time to time to make such other extensions of like character as the Lessee may desire, and in connectiontherewith may remove so far as desirable the rear wall of the present building.

It is further agreed that the Lessee shall have the right to make such change in the Main Street front of the first story of said building as it may desire and to rearrange and rebuild the door and windows, change the columns from wood to steel, with symmetrical spacing, and to change and relocate the inside stairway from the first floor to the basement, removing shalves as a tanine floor, and it may make such changes and improvements in the steam heating, and electric wiring as it deems necessary or advisable.

It is also agreed. The Lessee may remove any or all of the partitions on the second and third stories of said building, and may make such changes and improvements thereon as it may desire, provided, however, that the Lessee may, at the end of the lease, require the Lessee to restore the second and third stories, or either of them, to their present condition.

At the termination of the lease all additions and extensions made to said building and all plumbing and heating fixtues and all wiring in said building shall belong to the Lessor. But all other fixtures, including electric lights, etc., and all furniture and shelving installed by the Lessee shall remain the property of the Lessee and may be removed at its own cost. There are now in said building certain electric light fixtures belonging to the Lessor, and it is understood that the Lessor shall have the right to store these

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