

(Lease 75 ♂)

This Indenture made and entered into this - day of June 1914, by and between D.D. Davenport of Greer, State of South Carolina hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, a corporation, hereinafter called Lessee, party of the second part, Witnesseth:

That the Lessor, in consideration of the annual rental of Seventy-five (\$75.00) Dollars to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of five years, commencing the First day of December 1914, terminating on the 30th day of November 1919 the following described premises, with the appurtenances:

One front room on second floor of brick building on the South-west side of Trade Street, near the corner of Main and Trade Streets in the Town of Greer, S.C. which premises are to be used as a Telephone Exchange, or a Telegraph office, or both, or for the general transaction of business. Lessor hereby agrees that Lessee shall not sublet said premises, or assign same. Lessor hereby agrees to keep the said premises in good and tenantable condition during the occupancy by said Lessee and that if he should fail to make the repairs necessary to keep said premises in such condition, within thirty days' after written notice from the Lessee, the Lessee may, at its option make such repairs and deduct the cost of same from the rent. Lessee hereby agrees to maintain said premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein specified. If the rent hereunder shall remain due and unpaid for ten days after written notice from the Lessor to the Lessee, the Lessor shall have the right to re-enter the said premises, and to remove all persons therefrom. Lessor covenants that the Lessee on paying the said yearly rent in the manner as herein provided, performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid. It is understood and agreed that should said premises be destroyed by fire, or otherwise rendered untenable, then and in that event the rent payable hereunder shall abate from the date of such destruction or injury, and the Lessee may, at its option, quit and surrender possession of the premises; but may, if it shall so desire, upon the completion of the repairs, or restoration of said building, re-occupy the same upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation. It is understood that the rental of \$75.00 per annum or \$6.25 per month includes the the use of the hallway for storing material or for a coal locker, and that in event this space is not used for such purpose the rent will be reduced by the amount of 75 cents per month or to an amount of \$5.50 per month.

In Witness whereof, the parties hereto have executed this Lease in duplicate the day and year first above written.

Signed, sealed and delivered
by Lessor in the presence of
Constance Davenport,

C. E. A. Lathrop,

Signed, sealed and delivered
by Lessee in the presence of

P. C. Taylor,

J. R. Gentry.

D. D. Davenport, (L.S.)

Southern Bell Telephone and Telegraph Company

By J. Epps Brown, First, Vice-President

A. Manpen, Secretary.



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