

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

THIS LEASE, made this the    day of   , 194  , by PIEDMONT MANUFACTURING COMPANY, a corporation organized under the laws of the State of South Carolina, hereinafter called the "Manufacturing Company", to DUKE POWER COMPANY, a corporation organized under the laws of the State of New Jersey, hereinafter called the "Power Company",

W I T N E S S E T H: THAT,

In consideration of One (\$1.00) Dollar in hand paid to the Manufacturing Company by the Power Company, receipt of which is hereby acknowledged, the Manufacturing Company does hereby lease, for the period and subject to the terms and conditions hereinafter set out, to the Power Company, the following described premises, to-wit, (A) that certain lot of land, and (B) that certain right of way lying and being in or near the Town of Piedmont, Greenville County, South Carolina:

(A) That lot described as follows: BEGINNING at a point located S. 18 - 04 E., 117 feet from the southwest corner of the boiler room of the Manufacturing Company, and runs thence from said point of beginning as so established, N. 2 - 36 E., 34 feet; thence S. 87 - 24 E., 58 feet; thence S. 2 - 36 W., 34 feet; thence N. 87 - 24 W., 58 feet to the point of BEGINNING, all as is shown within red lines on print dated December 2, 1946, hereto attached and made a part hereof, and indicated as "Exhibit A"; together with the right to construct and operate the "2 Pole Delivery Bent" and connections therewith, as indicated on said print.

(B) The right, privilege and easement of constructing and maintaining in a proper manner, with poles, wires, and other apparatus and appliances, a line for the purpose of transmitting power by electricity along and over the property of the Manufacturing Company, which line shall extend from the above described lot in a southeasterly and easterly direction to the line of the P. and N. Railway, approximately as shown by red line on print dated December 27, 1941, hereto attached and made a part hereof and marked "Exhibit B"; together with the right all all times to enter upon said property for the purpose of constructing, operating and inspecting said line and making necessary repairs and alterations thereon, together with the right to keep said line clear for a distance of 25 feet on each side of the center line of same of all trees, structures or other obstructions of any kind that might in any way endanger or interfere with the proper construction, maintenance and use of said line.

TO HAVE AND TO HOLD the aforesaid premises unto the Power Company for the purpose of installing, operating and maintaining thereon its electrical apparatus and other property and transmitting electricity to said lot and distributing the same therefrom.

Title to all property placed or installed upon said premises by the Power Company shall at all times be and remain in the Power Company and the Power Company shall at any and all times during the continuance of this lease, and at the termination thereof, have the right to enter said premises and remove same.

This lease shall continue in force so long as the Power Company furnishes electric service to the plant of the Manufacturing Company located adjacent to said premises, and upon the discontinuance of the furnishing of such electric service, and upon ninety (90) days written notice from the Manufacturing Company the Power Company shall remove its property from said premises and this lease shall terminate.

This contract shall inure to and be binding upon the parties, hereto, their successors and assigns.

IN WITNESS WHEREOF, on the day and year first above written, Piedmont Manufacturing Company has caused this instrument to be executed in its corporate name and its corporate seal to be hereunto affixed, by its duly authorized officials.

PIEDMONT MANUFACTURING COMPANY  
Division of J. P. Stevens & Co., Inc.  
By W.H. Beattie  
Executive Officer.

ATTEST:

S. B. Wilson  
Asst. Secretary

Signed, sealed and delivered in the presence of:

Helen T. Howard

Ophelia C. Garrison