

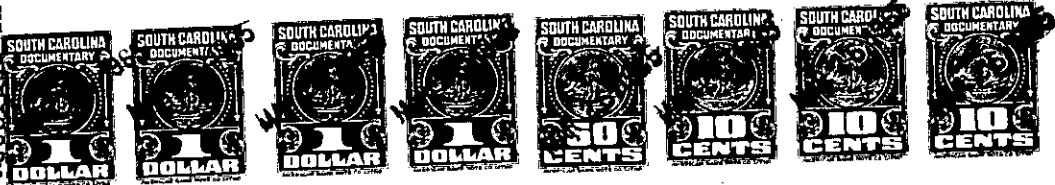
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Plat recorded in Deed Book 770 Page 137

This Indenture, made and entered into this 11th day of March 19 65
by and between ~~Alester G. Furman Company~~ Wade Hampton Shopping Center, Inc.
of the County of Greenville, State of South Carolina
hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph
Company, hereinafter called Lessee, party of the second part.

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto
Lessee, its successors and assigns, the following described premises with the appurtenances in the
town of Greenville, County ~~YAMSEY~~ of Greenville
State of South Carolina, to-wit: One room with dimensions of 22 feet by
11 feet 6 inches located in the basement underneath the Wade Hampton Mall on
Wade Hampton Boulevard as shown on the drawing hereto attached and made a
part of this lease.



for use as a telephone exchange or telegraph office or both, or for the general transaction of business
to HAVE AND TO HOLD the same for a term of Ten (10) years
beginning on the First (1st) day of May 19 65, and ending
on the Thirtieth (30th) day of April 19 75, at an annual rental of
One Thousand Two Hundred and 00/100----- (\$1,200.00) Dollars payable in equal
monthly installments during the term hereof, at the office of Alester G. Furman Co.
Lessor generally warrants ownership of the fee simple title or right to execute this lease.
Lessor agrees that Lessee may sub-let said premises.

Lessee agrees to maintain said premises in as good condition as when received, ordinary wear, tear
and deterioration and damage by the elements or unavoidable casualty excepted, and to pay Lessor
said rent as herein specified.

Lessor covenants that said premises are suitable for the purposes leased, and hereby agrees to keep
such premises in good and tenantable condition and to make at Lessor's own expense such repairs
to any portion of said building as may be necessary to replace faulty construction or to replace all
ordinary wear, tear and deterioration, to do such painting of the outside walls and painting, paper-
ing or tinting of the interior walls as is necessary to maintain the building in reasonably good condi-
tion and appearance, and to make all changes and additions required by reason of any laws, ordi-
nances, orders or regulations of any municipality, county, state or other public authorities, includ-
ing the furnishing of required sanitary facilities; and that should Lessor fail to make any of such
repairs, replacements, painting, papering or tinting, or changes, within thirty days after written
notice from Lessee of the necessity therefor, Lessee may, at its option, make the same and deduct
the cost thereof from the rent next or at any time thereafter accruing, or Lessee may quit and
surrender possession of the premises without further liability to Lessor hereunder.

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Lessee may make, from time to time, such interior changes, alterations, additions and improve-
ments in, on, or to the said premises as will, in the judgment of Lessee, better adapt the same to
the purposes of its business. All fixtures added and improvements made in, on, or to such premises
by Lessee shall be at its own expense. Removable fixtures shall remain the property of Lessee and

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