

MAY 28 9 29 AM '70

VOL 890 PAGE 553

OLLIE FARNSWORTH  
R.M.C.

FORM 6194  
(1-68)

This Indenture, made and entered into this 4th day of May, 1970, by and between Baker and Baker of the County of Richland, State of South Carolina hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, a corporation organized and existing under and by virtue of the laws of the State of New York and having its principal office and place of business in the City of Atlanta, Georgia, 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 of Greenville, State of South Carolina

to-wit: The entire first, second, and third floor space of a three-story existing building and building addition with dimensions of 80 feet by 124 feet on a lot 164 feet by 199.6 feet by 161.5 feet by 198 feet, more or less, the same being all the property owned by the Lessor located at 620 N. Main Street. Also lot located at 13 Rowley Street with dimensions of 58 feet by 206 feet, more or less, and lot located at intersection of Rowley Street and East Park Avenue with dimensions of 100 feet by 140 feet, more or less, the same being all the properties owned by the Lessor at these locations. All lots being bounded and having such actual size, shape, and dimensions as an on ground survey by a registered Civil Engineer will disclose. This lease covers both the said building and the said lots as shown on the plot plans, and building plans and specifications attached hereto and made a part of this lease.

Lessee will furnish all house service and utilities, also elevator maintenance.

This lease cancels and supersedes as of June 1, 1970 that lease entered into by and between Ray M. Lee and the Southern Bell Telephone and Telegraph Company dated March 24, 1959, and transferred and assigned by Ray M. Lee to Baker and Baker on March 31, 1965.

For Plat See Deed Book 890, page 557



for use as an Engineering, Plant and Commercial Office 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 June, 1970, and ending on the Thirty-first (31st) day of May, 1980, at an annual rental of Seventy-Three Thousand Six Hundred and Eighty-Four and 00/100 Dollars (\$ 73,684.00 ) payable in equal monthly installments of Six Thousand One Hundred and Forty and 33/100 Dollars (\$ 6,140.33 ) during the term hereof.

(CONTINUED ON REVERSE)