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DONNIE S. TANKERSLEY
R.M.C.

FORM 6194
(1-69)

This Indenture, made and entered into this 5th day of September, 1973,

by and between James H. Benson, Jr.

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, 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.

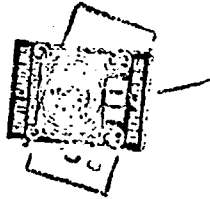
WITNESSETH:

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 City of Greer, County of Greenville, State of

South Carolina, to-wit: 1746 square feet of floor space in a building located at the intersection of W. Poinsett Street and Memorial Drive, as shown on the drawing attached hereto and made a part hereof.

House service to be furnished by Lessee.

- 6A. Space to be used and occupied by Lessee, its associated, affiliated or controlled Companies and its or their employees, for its general business purposes with the right to install, maintain, and operate blueprinting and photostat apparatus, addressograph machines, electronic office equipment, payroll and billing machines, computers, telephone, telegraph and teletypewriter equipment and other trade fixtures.



for use as a Business Office or for the general transaction of business to HAVE AND TO HOLD the same for a term of Five (5) years beginning on the First (1st) day of September, 1973, and ending on the Thirty-First (31st) day of August, 1978, at an annual rental of SIX THOUSAND AND 00/100-----Dollars (\$ 6,000.00) payable in equal monthly installments of FIVE HUNDRED AND 00/100-----Dollars (\$ 500.00) during the term hereof.

(continued on next page)