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Lessor covenants that Lessee upon paying the rent in the manner herein provided and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises be so damaged by the elements or other unavoidable casualty as to render them untenanted, this lease shall immediately cease and terminate and all advance payments of rents, if any, covering periods subsequent to the date of such damage shall be promptly refunded to Lessee.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of FIVE (5) ^{months} years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of said primary term, except the annual rental shall be SIX THOUSAND NINE HUNDRED AND NO/100 (\$6,900.00) DOLLARS.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of FIVE (5) years from the date of the expiration of the first renewal period hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of the said renewal period, except the annual rental shall be NINE THOUSAND AND NO/100 (\$9,000.00) DOLLARS.

Lessee agrees to pay to Lessor, as additional rent, any increase in city and county real property tax over that amount paid to the City of Greenville and the County of Greenville, for the tax year 1981. Lessor agrees to pay said tax at the best available discount and submit copies of paid bill to Lessee for reimbursement. 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

Marcus P. Smith
Harvey D. Hall

Josephine H. Curston
Richard M. Miller (L.S.)
John H. Jones A.T.O. (L.S.)
South Carolina National Bank

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,

By Comlensemas
General Manager-Support Services

Signed, sealed and delivered by Lessee in the presence of

John A. Brown
Comlensemas



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