

This Indenture, made and entered into this 16th, day of August, 1922 by and between The Piedmont Manufacturing Company 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 Piedmont, State of South Carolina, to-wit:

One Room and private toilet (totaling approximately 457 square feet) on the second floor of a two story brick building on the west side of Main Street with free and unobstructed access by means of an enclosed stairway from Main Street.

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 the term of Two years, beginning on the first day of September 1922, and ending on the thirty-first day of August, 1924, at an annual rental of One hundred eighty (\$180.00) Dollars payable in equal monthly installments during the term hereof.

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 tenable 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, papering or tinting of the interior walls as is necessary to maintain the building in reasonably good condition and appearance, and to make all charges and additions required by reason of any laws, ordinances, orders or regulations of any municipality, County, State or other public authorities, including 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 Lessee hereunder.

Lessee may make, from time to time, such interior changes, alterations, additions and improvements on 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 and to such premises by Lessee shall be at its own expense and shall remain the property of Lessee, and upon the termination of this lease shall be removed from said premises by Lessee. Lessee shall, in the event of its making such interior changes, alterations or improvements, restore said premises, upon the termination of this lease, to the condition they were in when received by Lessee, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted.

Lessee shall have the right to insure and keep insured at its own cost, its interest in the said premises to the extent of the cost of any interior changes, additions, alterations or improvements made by it thereon, and to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations or improvements during the term of this lease by any -

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cause covered by such insurance; provided that such insurance shall not extend beyond the date of the termination of the lease.

Lessor shall pay all taxes, special assessments and public charges levied against said premises, payable during the term of this lease.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

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 or any part thereof be destroyed by fire or otherwise, rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods, subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid.

Should a substantial part or the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of Two 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 days before the expiration of said primary term.

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:  
S.B. Wilson,  
C.H. Croskeys.  
Prepared by W.K.B. Jr., 8-12-22.  
H.L.J. 8-17-22.  
W.D.M. Aug. 31, -22.

Piedmont Manufacturing Company,  
By S.M. Beattie, Vice-President.



Signed, sealed and delivered by Lessee  
in the presence of:  
J.C. Albert,  
Miss L. Barnard.

Southern Bell Telephone and Telegraph Company,  
By F.H. Reid, Vice-President.  
J.W. Gibson, Assistant Secretary.



State of South Carolina,  
County of Greenville.

Personally appeared before me S.B. Wilson who, on oath says that he saw S.M. Beattie, Vice-President of the Piedmont Manufacturing Company, sign and seal and as the act and deed of said corporation deliver the above written instrument, and that he with C.H. Croskeys witnessed the execution thereof Sworn to and subscribed before me this 16th, day of Aug. 1922.  
V.O. Duncan  
Notary Public. My Commission expires at the pleasure of the Governor.

State of Georgia,  
County of Fulton.

Personally appeared before me J.C. Albert who on oath says that he saw F.H. Reid, Vice-President of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation deliver the above written instrument, and that he with Miss L. Barnard witnessed the execution thereof.  
Sworn to and subscribed before me this 6th, day of Sept. 1922.  
F.M. Myers, Jr.  
Notary Public, Fulton County, Ga.  
My Commission expires 3-2-1923.

Recorded September 25th, 1922.

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