

This Indenture, made the twenty fourth day of March one thousand nine hundred and twenty four between James H. Morgan, Jr., & Clinton J. Morgan party of the first part and The Western Union Telegraph Company (Incorporated), party of the second part, Witnesseth.

That for and in consideration of the mutual covenants herein contained the parties hereto have agreed as follows:

The party of the first part does hereby let, lease and demise unto the party of the second part, its successors or assigns, the following described premises in the City of Greenville, South Carolina, ^{to wit} The ground floor front room 43- $\frac{1}{2}$ by 11- $\frac{1}{2}$ feet in size, also space 23- $\frac{1}{2}$ by 23 feet in size in basement and space 3 by 23- $\frac{1}{2}$ feet in size under the sidewalk in front of said office additional space 24 by 33 feet in size, in the rear of the above demised ground floor space, - all being situated in building located at the corner of Washington and Laurens Streets; being the same premises as now occupied by the party of the second part.

with the appurtenances, together with sufficient water for use in said premises (see below..) and including sufficient heat to heat said premises during all the office hours of the party of the second part, during the months that heat may be needed, to the temperature customary in business offices, also the privilege of placing such signs in and about the premises as may be necessary to properly advertise its business; all without expense other than the yearly rent herein stated, for the term of Five (5) Years to commence on the first day of October, 1925 and terminate on the first day of October, 1930, at the yearly rent or sum of Two thousand two hundred and eighty (\$2,280.) Dollars for the first two (2) years and Two Thousand seven hundred (\$2,700.00) Dollars per year thereafter payable in equal monthly payments at the end of each month during said term.

Unless either party hereto shall give to the other at least three months prior to the end of said term written notice of his or its desire and intent to terminate this lease at the end of said term, this lease shall continue upon the terms and conditions then in force for a further period of one year and so on from year to year until terminated by either party hereto giving to the other written notice at least three months prior to the expiration of the then current term of his or its desire and intent to terminate this lease at the end of said term.

This agreement is intended to assure to the party of the second part the exclusive right to maintain and operate a telegraph office in said building; and the party of the first part hereby agrees that he will not grant, or permit others to grant, to any other person or corporation the right to establish, maintain or operate a telegraph office in said building or to connect telegraph wires therewith during the term of this lease or any renewals thereof. The party of the first part, his heirs, administrators, successors or assigns, is to keep said premises in good and tenable condition, repair walls, floors, etc., and paint or paper walls and ceilings when necessary; but the party of the second part is to repair any damage to the walls, glass or woodwork caused by negligence, carelessness or waste of its agents or employes.

- . . The party of the first part agrees to furnish fuel and the party of the second part agrees to have furnace fired, which supplies heat for the whole building, owned by the Lessors.

Any District Telegraph Company and any Telephone Company with which the party of the second -
(Next page)

part has contracted or may contract or which it may employ for the performance of messenger and signal or telegraph business in connection with telephone business or for joint telegraph-telephone or signal service may occupy said premises jointly with the said party of the second part and contribute a portion of the rental herein expressed.

Wires of the party of the second part may be led over the roof or through the foundation walls of the building in which said premises are situated, and into the demised premises, and the necessary fixtures for a general telegraphic and messenger business may be placed upon said building.

Pneumatic tubes may also be led through the walls of said building and into the premises hereby demised, and installed, maintained and operated therein.

The party of the second part may assign this lease or sublet the whole or any part of said premises for any business not deemed extra hazardous.

If any rent shall be due and unpaid, or if default shall be made by the party of the second part in any of the covenants herein contained, to be by it performed, then it shall be lawful for the party of the first part to re-enter said premises, and to remove all persons therefrom.

The said party of the second part covenants to pay to the party of the first part, his heirs, administrators, successors or assigns, the rent as herein specified, and that at the expiration of its right to occupy under this lease it will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by fire or the elements excepted.

The said party of the first part covenants for himself, his heirs, administrators, successors or assigns, that the party of the second part, on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term or terms aforesaid.

In case the building on said premises, or that portion of such building leased by the party of the second part, shall be destroyed, or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to said party of the first part for the same after such destruction or injury, and may thereupon, at its option, quit and surrender possession of the premises; but may, if it so desire, upon the completion of the repair or restoration of said building, re-occupy the same, or such portion as aforesaid, upon the terms and conditions herein set forth, the rental to commence from the date of such re-occupation.

At the termination of its right to occupy said premises under this lease, the party of the second part shall have the right to remove any fixtures which it may have placed upon the premises; but it shall repair all damage or injury to the premises caused by such removal.

In witness whereof, the party of the first part has hereunto set his hand and seal, and the party of the second part has caused its corporate seal to be hereunto affixed, and these presents to be subscribed by its Vice-President and Secretary, this day and year first above written.

(Over)