

This Indenture, made and entered into this 23 day of August 1924 by and between The Peoples National Bank of Greenville, S.C., Executor for the Estate of D.D. Davenport, deceased, 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 Greer, State of South Carolina, to-wit:

Two rooms on the second floor of a two story brick building located on the Southwest side of Trade Street, near the corner of Main and Trade Streets.

For use as a telephone exchange or telegraph office or both, or for the general transaction of business.

To Have and Hold the same for the term of Two (2) years beginning on the first day of December 1924, and ending on the thirtieth day of November 1926, at an annual rental of Three Hundred (\$300.00) Dollars payable in equal monthly installments during the term hereof.

Lessor agrees that Lessee may sub-let said premises.

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 changes 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 change, 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 -

(Over)