

This Indenture made the nineteenth day of January, one thousand nine hundred and Twenty-nine, between Clinton J. Morgan and James H. Morgan, Jr., ^{party} 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:

Ground floor space 1944 square feet, basement space 1680 square feet and second floor space 276 square feet, situated in building located at corner of Washington and Laurens Streets; with the appurtenances, and including sufficient heat to (over) 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 fifteen (15) years, to commence on the first day of October, 1930, and terminate on the thirtieth day of September, 1945, at the yearly rent or sum of Five Thousand One Hundred (\$5,100.00) Dollars for the first ten (10) years and Six Thousand Three Hundred (\$6,300.00) 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

"over"