

This indenture made and entered into this 10th day of April 1933, by and between D. D. Davenport Estate 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, Incorporated, hereinafter called Lessee, party of the second part.

Witnesseth

That for and in consideration of the covenants and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the County of Greenville, State of South Carolina, to wit: The entire third floor space of the three story brick building, known as the Davenport Building at 15 South Lawrence Street, Greenville, South Carolina, with openings connecting direct with third floor of Telephone Building. The above described space being in accord with attached floor plan drawing and made a part thereof 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 Three years beginning on the first day of October 1933 and ending on the 30th day of September 1936, at an annual rental of Six Hundred (\$600) Dollars payable in equal monthly installments during the term hereof.

Lessee agrees that Lessee may sublet 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 tenantable 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 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.