

by decay, ordinary wear, tear and deterioration and damage by the elements, 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, any cover covered by such insurance; provided that such insurance shall not extend beyond the termination of this 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-let 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 peacefully 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 bear to the entire premises, and all advance payments of rent 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 here by Lessor, 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.

The Witness Whereof, the parties hereto have executed this lease in duplicate this day and year first above written.

Signed, sealed and delivered
By Lessor in the presence of:
Kate Thomason
M. C. Davenport

D. D. Davenport, Estate
By Peoples National Bank, Executor
(L.S.)
H. C. Beacham
President

Signed, sealed and delivered
By Lessee in the presence of:
M. McArity
Mrs. E. C. Dunn

Southern Bell Telephone and
Telegraph Company
By J. C. Hannon Vice President
J. P. Warren Assistant Secretary



State of South Carolina
County of Greenville

Personally appeared before me M. C. Davenport who, on oath, says that he saw H. C. Beacham sign, and seal, and as his act and deed, deliver the above written instrument, and that he with Kate Thomason witnessed the execution thereof.

Sworn to and subscribed before me this 10th day of April, 1933.

M. R. Sauer, Jr.
Notary Public, S.C.
My commission expires at the pleasure of Governor of S.C.