

This Indenture, made and entered into this 16th day of July, 1936

People National Bank, Greenville, S.C., Executor of Estate by and between of S. H. Havensport deceased, by Wm. C. Beacham, President, 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 Rents and Covenants herein contained, Lessor hereunto Lessee unto Lessee, its successors and assigns, the following described premises with the appurtenances in the Town of Greenville, State of South Carolina, to-wit:

The entire third floor space of the three story brick building, known as the Havensport Building at #15 South Laurens 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 hereof.

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 (3) years beginning on the first day of October 1936 and ending on the 30th day of September 1939, at an annual rental of Six Hundred (\$600.00) dollars payable in equal monthly installments during the term thereof.

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 thereof, 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