

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

This agreement made and entered into, this the 3rd. day of July, 1940, by and between Rush Realty Company, a corporation, of the one part, and hereinafter referred to as Landlord, and Duke Power Company, a corporation, of the other part and hereinafter referred to as Tenant,

WITNESSETH:

That said Landlord has hereby let and rented to the said Tenant, and it has hired and taken from said Landlord, that certain vacant lot of land situate on the East side of North Brown Street, in the City and County of Greenville, South Carolina, fronting said Brown Street 46 and 8/10 feet, more or less, running back from said street in an Easternly direction, 142 4/10 feet, its Southern line, to the Hodges property, and with that property line in a Northeastern direction 43 3/10 feet; thence 142 5/10 feet to Brown Street; fully and more particularly described in deed recorded in Deed Book 208 page 202.

To Have and to hold said described property unto said Tenant its successors and assigns, for the term of four years and one month, beginning the first day of August 1940 and ending the 31st day of August, 1944.

For the use and occupancy of said premises, the Tenant will pay the Landlord Twelve Hundred and Seventy-four, Dollars, for said term, in monthly installments of twenty six dollars, due and payable at the end of each and every consecutive month during said term.

This lease shall not be assigned nor the premises sub-let, without the written consent of the Landlord being first had.

The Tenant will at the end of said term, or upon a soon determination of this lease, quit and surrender said premises in as good state and condition as it finds them.

Upon the Tenant paying the rent as provided and keeping and performing all the other terms and conditions herein, it shall have peaceable and quiet possession of said property, but upon failure to do and perform any of them, it shall quit and surrender the property, the Landlord may re-enter and take possession and remove all persons therefrom without suit or process.

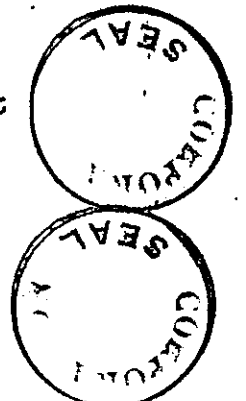
In witness whereof, the parties hereto do in duplicate set their hands and seals, this the day and year first above written.

Signed, sealed and delivered
in the presence of:

Annie Rumler
Paul Browning
As to Rush Realty Company
L. H. Adams.
D. G. Calder
As to Duke Power Company.

Words "sixty-six" changed to "seventy four"
before signing.

Rush Realty Company
BY: B. F. Rush, President
B. F. Rush
Duke Power Company
BY: E. C. Marshall
Vice President.



State of South Carolina,
County of Greenville.

Personally appeared before me Annie Rumler and made oath that she saw the within named Rush Realty Company, by B. F. Rush, President, sign, seal and as its act and deed deliver the within written instrument, and that she with Paul Browning witnessed the execution thereof. Sworn to before me, this 2nd day of Aug. A. D. 1940.

W. Robinson
Notary Public.
My com. expires at pleasure of Gov.

Annie Rumler (SEAL)

State of North Carolina,
County of Mecklenburg.

Personally appeared before me L. H. Adams and made oath that he saw the within named Duke Power Company, by E. C. Marshall, its Vice President, sign, seal and as its act and deed deliver the within written instrument, and that he with D. G. Calder witnessed the execution thereof.

Sworn to before me this 15th day of July, A. D. 1940.
Jas. S. Sease

Notary Public
My com. expires: Notary Public Mecklenburg County, N. C.
My commission expires June 18, 1941.

L. H. Adams (SEAL)



S. C. Stamps \$0.52

Recorded August 2, 1940 at 11:40 A. M. #11003 BY: E.G.