

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-enter 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 peaceably 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 bears to the entire premises, and all advance payments of rents, 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 hereby leased, 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.

~~Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of ----- years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than ----- days before the expiration of said primary term.~~

IN WITNESS WHEREOF, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor
in the presence of
George A. Crain
Wm. B. Lynn

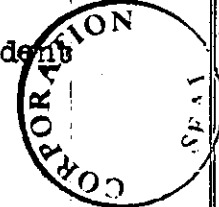
Dan D. Davenport (L.S.)

(L.S.)

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY
INCORPORATED

S.B.T. & T.Co
Edited
Form Approved
G.W.G
Recommended
G.K.S.

By J. G. Bradbury Vice President
P. W. Greenly Secretary



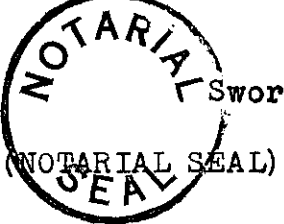
Signed, sealed and delivered by Lessee
in the presence of
M. M. McGinty
Margaret O. Green

S. C. Stamps \$4.80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me George A. Crain, who, on oath, says that he saw Dan D. Davenport, Owner President of the Building, sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that he with Wm. B. Lynn witnessed the execution thereof.

George A. Crain
Wm. B. Lynn
Notary Public



Sworn to the subscribed before me this 5th day of March, 1946

My commission expires at will of the Gov.
My commission expires _____ 19 _____.

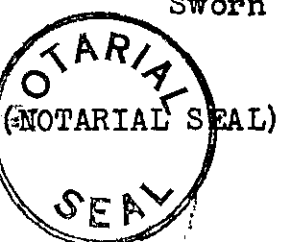
STATE OF GEORGIA:
COUNTY OF FULTON:

Personally appeared before me M. M. McGinty, who, on oath says that she saw J. G. Bradbury, Vice President of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation deliver the above written instrument, and that he with Margaret O. Green witnessed the execution thereof.

M. M. McGinty

Sworn to and subscribed before me this 19th day of March, 1946

Blanche B. Butts
Notary Public



Notary Public, Fulton County, Georgia
My Commission Expires June 15, 1947
My Commission Expires _____ 19 _____