

THIS INDENTURE, made and entered into this 23rd day of January 1946 by and between L. A. Mills of the County of Greenville, State of South Carolina hereinafter called the 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 hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the Town of Greenville, County (Parish) of Greenville, State of South Carolina, to wit: A two-story brick building with first floor space dimensions approximately 29½ ft. by 100 ft. and second floor space dimensions approximately 29½ ft. by 40 ft., located at 231 and 233 W. Coffee St. with free unobstructed entrance to the second floor by means of an enclosed stairway entrance to W. Coffee St. and free unobstructed entrances to first floor by means of driveway at both the front and rear of building. This lease covers both the said building and the entire tract of land beginning at a stake on the South side of W. Coffee St. 60 ft. eastward from the southeast corner of W. Coffee St. and North Academy St; running thence in a southerly direction 100 ft; thence in easterly direction 20.35 ft.; thence in a southerly direction 50.2 ft.; thence in a easterly direction 9.15 ft.; thence in a northerly direction 150.5 ft; thence along the south side of W. Coffee St. 29.5 ft. to the beginning corner, for use as a Storeroom and Garage, or for the general transaction of business to HAVE AND TO HOLD the same for the term of Two (2) years beginning on the 16th day of February 1946, and ending on the 15th day of February 1948, at an annual rental of Fifteen Hundred and no/100 (\$1500.00) Dollars payable in equal monthly installments during the term hereof.

Lessor generally warrants ownership of the fee simple title or right to execute this lease.

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 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 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, 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 in, on, or to 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, on, or to such premises by Lessee shall be at its own expense. Removable fixtures shall remain the property of Lessee and at its option may be removed therefrom at the expiration of the term or terms of this lease. Upon the termination of this lease, Lessee shall deliver possession of the leased premises to Lessor as changed or altered in the same condition as received