

The said party of the second part covenants to pay to the party of the first part, their heirs, administrators, successors or assigns, the rent as herein specified, and that at the expiration of its right to occupy under this lease it will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by fire or the elements excepted.

The said party of the first part covenants for themselves, their heirs, administrators, successors or assigns, that the party of the second part, on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term or terms aforesaid.

In case the building on said premises or that portion of such building leased by the party of the second part shall be destroyed, or be so injured by the elements, or any other cause, so that it cannot be occupied and repaired, or occupied or repaired without interruption to the tenant's business, the party of the second part shall not be liable or bound to pay rent to such party of the first part for the same after such interruption and may thereupon, at its option, quit and surrender possession of the premises, but may, if it is so desired, when the building or such portion as aforesaid can be occupied without interruption to its business, reoccupy the same or such portion of aforesaid upon the terms and conditions hereinbefore set forth, the rental to commence from the date of such reoccupation.

At the termination of its right to occupy said premises under this lease the party of the second part shall have the right to remove any fixtures which it may have placed upon the premises; but it shall repair all damage or injury to the premises caused by such removal.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals, and the party of the second part has caused these presents to be signed by its general manager, the day and year first above written.

Witnesses as to Signature of Lessor.

Barron Kennedy

Dorothea B. Hill

Ethel M. Morgan, Individually, and as Trustee for
Clinton Heyward Morgan Ethel M. Morgan L. S.
Peoples National Bank of Greenville, as Executor and
Trustee of the Estate of Clinton J. Morgan

J. C. Hopkins L. S.

Asst. Trust Officer

Witnesses as to Signature of Lessee.

M. R. Sutherland

The Western Union Telegraph Company

BY: C. H. Carroll

General Manager

W. H. Roberts

S. C. Stamps Cancelled \$19.20

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me W. H. Roberts and made oath that he saw the within named C. H. Carroll, General Manager, The Western Union Telegraph Company, sign, seal and as his act and deed, deliver the within instrument, and that he with M. R. Sutherland witnessed the execution thereof.

Sworn to before me this 12th

day of August, A. D., 1946.

Marion T. Pharr (SEAL)

Notary Public, Ga.

Notary Public, State at Large, Atlanta Ga.

My Commission Expires 9-16-46

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appeared before me Barron Kennedy and made oath that he saw the within named Ethel M. Morgan Individually and as Trustee and Peoples National Bank of Greenville, as Executor and Trustee sign, seal and as their act and deed, deliver the within instrument, and that he with Dorothea B. Hill witnessed the execution thereof.

Sworn to before me this 14th

day of August A. D., 1946.

Ellene Whitworth (SEAL)

Notary Public, S. C.

Barron Kennedy

Lease recorded this 14th day of August, 1946, at 10:55 A. M. #13697.

BY: C. L.