

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS LEASE, made this the 6th day of September, 1946, by J. P. Stevens & Co., Inc. a corporation organized under the laws of the State of Delaware, hereinafter called the "Mills", to DUKE POWER COMPANY, a corporation organized under the laws of the State of New Jersey, hereinafter called the "Power Company",

W I T N E S S E T H:

That in consideration of One (\$1.00) Dollar in hand paid to the Mills by the Power Company, receipt of which is hereby acknowledged, the Mills does hereby lease, for the period and subject to the terms and conditions hereinafter set out, to the Power Company, the following described premises, to-wit: (A) that certain lot of land, and (B) that certain lot of land, and (C) that certain right of way, lying and being in or near the City of Greenville, Greenville County, South Carolina:

(A) That lot described as follows: Beginning at a point located S. 0 -51 W., 142 feet from a point, which last point is S. 89-09 E. 58.7 feet from the northeast corner of the twister room of the Mills, and runs thence from said point of beginning as so established, S. 89-09 E. 76 feet; thence S. 0-51 W. 44 feet; thence N. 89-09 W. 76 feet; thence N. 0-51 E. 44 feet to the point of BEGINNING, all as is shown within red lines on print dated August 15, 1946, hereto attached and made a part hereof, and thereon indicated as "East Substa. Lot".

(B) That lot described as follows: Beginning at a point located N. 89-10 W., 1 foot from a point in the west wall of the switchboard room of the Mills, which last point is 7 feet measured along said wall south of the northwest corner of said switchboard room, and running thence from said point of beginning as so established, N. 89-10 W. 50 feet; thence N. 0-50 E. 50 feet; thence S. 89-10 E., 50 feet; thence S. 0-50 W. 50 feet to the point of beginning, all as is shown within red lines on the print attached as hereinabove set out and thereon indicated as "West Substa. Lot", including the right to construct, maintain and operate the delivery pole together with connections therewith shown on said print and thereon indicated as "delivery pole".

(C) The right, privilege and easement of constructing and maintaining in a proper manner, with poles, wires and other apparatus and appliances, two lines for the purpose of transmitting power by electricity along and over the property of the Mills, which lines shall extend (a) from the East substation lot above referred to in a northeasterly direction to Station 0 plus 00, and (b) from the West substation lot above referred to in a westerly and northerly direction to the center line of the Southern Railway track, all as is shown by red lines on print heretofore mentioned; together with the right at all times to enter upon said property for the purpose of constructing, operating and inspecting said lines and making necessary repairs and alterations thereon, together with the right to keep said lines clear of all trees, structures or other obstructions of any kind that might in any way endanger or interfere with the proper construction, maintenance and use of said lines.

TO HAVE AND TO HOLD the aforesaid premises unto the Power Company for the purpose of installing, operating and maintaining thereon its electrical apparatus and other property and transmitting electricity to said lots and distributing the same therefrom.

Title to all property placed or installed upon said premises by the Power Company shall at all times be and remain in the Power Company and the Power Company shall at any and all times during the continuance of this lease, and at the termination thereof, have the right to