

This Indenture, made and entered into this 16<sup>th</sup> day of June

by and between Greenville Lodge #891, Loyal Order of Moose  
of the County of Greenville, State of South Carolina

hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Com-  
pany, 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

City of Greenville, County (Parish) of Greenville

State of South Carolina, to-wit:

The entire first floor space except the entrance corridor of  
the three (3) story brick building, known as the old telephone building  
and at 13 South Laurens St. in the City of Greenville, S. C.

It is understood and agreed that the lessor shall furnish heat,  
lights, water and janitor service.

It is further understood and agreed that the lessee shall have  
the right of entrance and exit to and from the quarters through the  
entrance corridor.

for use as a telephone exchange or telegraph office or both, or for the general transaction of business  
to HAVE AND TO HOLD the same for the term of two and one half years

beginning on the first day of July 19 49, and ending

on the 31st day of December 1951, at an annual rental of

Forty Two Hundred and no/100 (\$ 4200.00 ) 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 and painting, paper  
ing or tinting of the interior walls as is necessary to maintain the building in reasonably good condi-  
tion 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 fur-  
nishing of required sanitary facilities; and that should Lessor fail to make any of such repairs, replace-  
ments, painting, papering or tinting, 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 re-