



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



THIS LEASE, Made and entered into this the 8th
day of September, 1949, by and between FIRST NATIONAL
BANK OF GREENVILLE, as Executor and Trustee under the Last
Will and Testament of C.O. Allen, deceased, party of the
first part, hereinafter called the "Lessor", and DUKE POWER
COMPANY, a corporation organized under the laws of the State
of New Jersey, party of the second part, hereinafter called
the "Lessee",

W I T N E S S E T H:

1. That for and in consideration of the monthly
rental of Seven Hundred and Fifty (\$750.00) Dollars, to be
paid to the Lessor by the Lessee at the end of each and every
month during the term of this lease, the Lessor hereby leases
unto the Lessee, its successors and assigns, and the Lessee
leases from the Lessor, upon the terms and conditions herein
set out, the lot and building located at the northwestern corner
of the intersection of East Washington and Spring Streets, in
the City of Greenville, Greenville County, South Carolina, and
more particularly described as follows, to-wit:

That certain lot measuring 100 feet, more or
less, on its northern and southern sides and 116
feet, more or less, on its eastern and western sides,
bounded on the north by an alleyway approximately
20 feet in width, on the east by Spring Street, and
on the south by East Washington Street, and the
three-story brick and concrete building upon said
lot, fronting 60 feet on East Washington Street and
116 feet on Spring Street and having a basement
measuring approximately 15 feet by 40 feet; together
with all the privileges and appurtenances to said
premises belonging;

for and during the term of ten (10) years, commencing on the
1st day of July, 1949, and ending on the 30th day of June,
1959.