

This Indenture, made and entered into this 15th day of December 1952

by and between Estate of T. F. Hunt by Mrs. Bell B. Hunt
of the County of Greenville, State of South Carolina

hereinafter called 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

City of Greenville, County (District) of Greenville

State of South Carolina, to-wit: A two (2) story brick building with first floor space dimensions of approximately 29 ft. by 100 ft. and second floor space with dimensions of 29 ft. by 40 ft. located at 231 and 233 West Coffee Street. This lease covers both the said building and the entire tract of land beginning at a stake on the South side of West Coffee Street 60 ft. Eastward from the Southeast corner of West Coffee Street and North Academy Street and running thence in southerly direction 100 ft., thence in easterly directions 20.35 ft., thence in a Southerly direction 50.2 ft., thence in an easterly direction 9.15 ft., thence in a northerly direction 150.5 ft., thence along the South side of West Coffee Street 29.5 ft. to the beginning corner.

Annual Rental - \$1800.00, Annual Sq. Ft. Cost .48.

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 one (1) years

beginning on the 16th day of February 1953, and ending

on the 15th day of February 1954, at an annual rental of Eighteen Hundred and no/100 ----- (\$1800.00) 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, papering or tinting of the interior 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, 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-