

THIS INDENTURE made and entered into this 24 day of MARCH, 1959, by and between Ray M. Lee, hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, 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, situated in the Town of Greenville, County of Greenville, State of South Carolina, to wit:

The entire first and second floor space of a three-story building with dimensions of 80 ft. by 80 ft. on a lot 94 ft. by 209.6 ft. by 91.5 ft. by 208 ft. located at 620 North Main Street, as shown on the drawings hereto attached and made a part of this lease. This lease covers both the said first and second floors of the building and the said lot.

for use for the general transaction of business to HAVE AND TO HOLD the same for a term of ten (10) years beginning on the sixteenth day of March, 19 59, and ending on the fifteenth day of March, 19 69, at an annual rental of TWENTY-ONE THOUSAND ONE HUNDRED AND TWENTY DOLLARS (\$21,120.00) 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 assign this lease instrument and may sublet said premises, in either of which events Lessee shall continue to be liable to Lessor for the rent provided herein.

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