

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA)
) 9 35 AM 1959
COUNTY OF GREENVILLE)

THIS LEASE Made and entered into this the 9th day of SEPTEMBER, 19 59, by and between SOUTH CAROLINA NATIONAL BANK (Successor to the 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 Nine Hundred (\$900.00) 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 two (2) years, commencing on the 1st day of July, 1961, and ending on the 30th day of June, 1963.

2. The Lessee shall have the right, at its own expense, to make such changes and alterations in the interior of the building as it may desire. The Lessee shall also have the right to install and maintain in said building such wiring, lighting fixtures, trade fixtures and other property, including air-conditioning equipment, as it may desire, and shall have the right, on or before the expiration or other termination