

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS LEASE, Made this 8th day of August, 1961, by
ASHMORE BROTHERS, INC., a corporation organized under the laws of the State of
South Carolina,
Lessor, to DUKE POWER COMPANY, a corporation organized under the laws of the
State of New Jersey, Lessee;

W I T N E S S E T H:

That in consideration of \$1.00 paid to Lessor by Lessee, receipt of which
is hereby acknowledged, and of the agreements on the part of Lessee to be performed
as herein set out, Lessor leases to Lessee, subject to the following terms and condi-
tions, the premises hereinafter described.

The leased premises shall be used by Lessee for the purpose of installing,
operating and maintaining thereon its electrical apparatus and other property, and
transmitting electricity to and distributing electricity from same.

Title to all property placed or installed upon said premises by Lessee shall
at all times remain in Lessee, and it shall at all times during the continuance of the
lease, and at the termination thereof, have the right to enter said premises and remove
same.

The lease shall continue in force so long as Lessee furnishes electric
service to the plant now operated by Lessor located adjacent to said leased premises,
and upon the discontinuance of the furnishing of such electric service, and upon ninety
(90) days' notice in writing from Lessor, Lessee shall remove its property from the
premises and this lease shall terminate.

The lease shall inure to and be binding upon the parties hereto, their suc-
cessors and assigns.

For Plat See Deed Book 682, page 333