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MAY 6 1964

SOUTH CAROLINA

GREENVILLE COUNTY

LEASE

THIS CONTRACT OF LEASE, Made this 24th day of January, 1964, by and between WALTER S. GRIFFIN of Greenville, Greenville County, South Carolina (hereinafter called "Lessor"), and PIEDMONT NATURAL GAS COMPANY, INC., a corporation organized under the laws of the State of New York and domesticated under the laws of the State of South Carolina (hereinafter called "Lessee");

WITNESSETH:

1. That for and in consideration of the rents, covenants and agreements hereinafter mentioned and provided, to be kept, paid and performed by the parties hereto, the Lessor has leased and demised, and by these presents does hereby lease and demise to the Lessee, its successors and assigns, for a period of twenty (20) years, beginning at the time and under the conditions hereinafter set forth, the following described property located at the northwest corner of East North Street and McGee Street in Greenville, South Carolina, and more particularly described as follows:

BEGINNING at an iron pin in the northwest intersection of East North Street and McGee Street and running thence along the margin of East North Street South 76 deg. 27 min. West 136 feet to an iron pin; thence North 21 deg. 45 min. West 165.3 feet to an iron pin in the southern margin of a 10-foot alley; thence North 76 deg. 46 min. East 136 feet along the southern margin of said alley to an iron pin in the western margin of McGee Street; thence along McGee Street South 21 deg. 45 min. East 164.5 feet to the point of BEGINNING.

TO HAVE AND TO HOLD the above-described premises, buildings and improvements to be erected thereon for the term and for the conditions herein set forth.

2. The term of this lease shall be twenty (20) years commencing on the first day after completion of the construction of the said building and parking lots, as herein provided, in a good and workmanlike manner as evidenced by a certificate of completion by the architect satisfactory to all public authorities whose approval is required. The day after completion shall be the day upon which the demised premises, constructed as aforesaid, shall be delivered to the Lessee. In the event the delivery date is on a day other than the first day of the month, rental for the portion of the month remaining shall be prorated and paid at the regular monthly rate.

3. The Lessor agrees to construct upon the demised premises herein described, in the shortest practical time, but in no event later than August 1, 1964, a two-story, 10,000 square-foot building in accordance with the plans and specifications of an architect to be selected and agreed

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