

SEP 25 3 43 PM 1968

BOOK 853 PAGE 73

FORM 8194 (11-65)

3.00

This Indenture, made and entered into this 12<sup>TH</sup> day of SEPTEMBER, 1968, by and between Land-Lease Corp. of the County of Spartanburg, State of South Carolina hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, a corporation organized and existing under and by virtue of the laws of the State of New York and having its principal office and place of business in the City of Atlanta, Georgia, 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 Town of Greenville, County ~~SPARTANBURG~~ of Greenville, State of South Carolina, to-wit: The entire two-story and basement brick on concrete block building with exterior dimensions of 101 ft. by 50 ft. and three car shed buildings - one with exterior dimensions of 146 ft. by 22 ft., one with exterior dimensions of 162 ft. by 43 ft., one with exterior dimensions of 82 ft. by 43 ft. and a garage service shed building with exterior dimensions of 29 ft. 8 in. by 30 ft. on a lot on the south side of Douglas Avenue beginning at a point at the corner of Douglas Avenue and Front Street and extending southeastward 262.37 ft., thence southeastward 400.48 ft., thence southwestward 166.3 ft., thence northwestward 549.63 ft., thence northeastward 160 ft. to the point of beginning and containing approximately 3.14 acres, as shown on the plans and specifications hereto attached and made a part of this lease. This lease covers both the said lot and the said buildings.

Annual Rental - \$17,499.96

Annual Square Foot Cost - \$.69



for use as a Plant Work Center Location or for the general transaction of business to HAVE AND TO HOLD the same for a term of Ten (10) years beginning on the First (1st) day of October, 19 68, and ending on the Thirtieth (30th) day of September, 19 78, at an annual rental of Seventeen Thousand Four Hundred Ninety-Nine Dollars (\$ 17,499.96 ) payable in equal monthly installments of One Thousand Four Hundred Fifty-Eight and Dollars (\$ 1,458.33 ) and 96/100----- 33/100----- during the term hereof.

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for Government of Southern Bell in Greenville, South Carolina Book 854 Page 559