GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.M.C.

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STATE OF SOUTH CAROLINA

COUNTY OF

THIS LEASE made this the 17th day of September, 19 70 between Piedmont Natural Gas Company, Inc., Lessor, hereinafter called the Company, and The Oxford House Cafeteria, Lessee, hereinafter called the Customer;

W I T N E S S E T H:

That the Company hereby lets and leases to the Customer, and the Customer hereby leases and hires from the Company the following described property, to wit:

Automatic Water Heater(s) Two CS-75-360 Serial No. 668-74496
668-74478

(Make & Model)

to be installed at 2100 Poinsett Highway
(Building Address)

This Lease is for a term of five years from the date hereof and thereafter shall continue as a Lease from year to year, unless and until terminated under the provisions of Paragraph 6 or 7 herein.

The Customer agrees to pay to the Company for the rental, hire, and use of said property the sum of $ 594.00 per year to be payable $ 49.50 on the date of the execution of this Lease and $ 49.50 per month in advance for each and every month thereafter so long as this Lease is in effect.

It is further agreed that said property is leased subject to the following terms and conditions:

1. The installation and all maintenance shall be provided by the Company, or its agents, and none other. Company reserves the right to refuse to rent appliances where the installation may be considered abnormal, unless customer agrees to pay the excessive cost.

2. Company shall, at its expense, maintain the water heater(s) in efficient operating condition; provided, however, that Company assumes no liability under this Lease in respect of matters as to which Company shall not have received written notice from the Customer, and the receipt of such written notice shall be a condition precedent to any liability of Company hereunder. It shall be the responsibility of the Customer immediately to correct any leaks in the hot water lines which he may know to exist or which may be called to his attention by Company.

1/23/69 Rev.
C-67

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