

ADDENDUM #1 TO LEASE BETWEEN T. WALTER BRASHIER AND ASSOCIATES

AND

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY

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Paragraph 1 - Space to be used and occupied by Lessee, its associated, affiliated, or controlled companies and its or their employees, for its general business purposes with the right to install, maintain, and operate central office equipment, electronic equipment and its associated apparatus and other trade fixtures.

Paragraph 2 - The Lessor agrees that during the first full year of occupancy, the Lessor shall keep such premises in good and tenable condition and shall make at Lessor's own expense such repairs to any portion of said premises as may be necessary to replace faulty construction, or to make any repairs or replacement that might be needed because of wear, tear, or deterioration. After the first full year of occupancy, the Lessee shall assume responsibility for all such repairs and replacements that occur.

The Lessor further agrees during the entire life of this agreement to make repairs to any portion of said premises as may be necessary to replace faulty construction that arises from construction of the original premises or construction or repairs made by the Lessor during the first full year of occupancy of the premises by the Lessee.

Paragraph 3 - Except that Lessee agrees to pay as additional rent any increase in ad valorem taxes over those assessed for the first complete year of occupancy by the Lessee (the first complete year of occupancy by the Lessee is hereby agreed to be the tax year 1979): however, the amount so paid by the Lessee, shall not exceed 100% of the full amount of taxes paid by the Lessor on the property for the first full year of occupancy by the Lessee, or the year 1979.

Paragraph 4 - The words, premises, building, fixtures, appurtenances or contents referred to in this paragraph apply only to those owned or leased by the Lessor and shall not apply to any property which the lessee owns or in which the Lessee has a proprietary interest.

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