



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS LEASE, Made this 16th day of August,
19 83, by J. P. STEVENS & CO., INC., a corporation organized
under the laws of the State of Delaware,
Lessor, to DUKE POWER COMPANY, a corporation organized under the laws
of the State of North Carolina, 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 conditions, 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 successors and assigns.

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