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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DOBSON & DOBSON)
ATTORNEYS AT LAW)
P.A.)
R.M.C.)

LEASE

THIS LEASE, made and entered into this 29th day of November, 1983, by and between DOBSON & DOBSON, ATTORNEYS AT LAW, P.A., "Lessor," and DUKE POWER COMPANY, a corporation organized under the laws of the State of North Carolina, "Lessee";

WITNESSETH:

That Lessor, for and in consideration of the rents to be paid and the covenants and agreements hereinafter expressed to be kept and performed by Lessee, hereby leases to Lessee and Lessee hereby leases from Lessor, subject to the exceptions and reservations and upon the terms and conditions and for the purposes in this instrument set out, the following property located in the City of Greenville, Greenville County, South Carolina to wit:

That portion of the basement area of the Dobson Building located on Church Street in Greenville, South Carolina, containing 3,980 square feet, as shown on floor plan sketch attached hereto and designated "Exhibit A."

1. Term: This lease shall begin on December 15, 1983, and shall expire on December 14, 1985.
2. Offer to Extend: Lessor shall offer to Lessee the option to extend this lease for an additional term of three (3) years beginning at the termination of the original term upon terms and conditions that are not economically unreasonable, provided that such shall not in Lessor's opinion interfere with any potential sale of the Dobson Building or any potential lease of a greater portion of the premises than that covered hereunder. Such offer shall be made in writing no later than six (6) months prior to the expiration of the original term. Lessee may exercise said option by giving written notice thereof to Lessor no later than three (3) months prior to the expiration of the original term.
3. Permitted Uses: The leased premises may be used for general office purposes and other business activities reasonably related to the Lessee's business as an electric utility.
4. Rental: Lessee shall pay to Lessor an annual rental of Twenty-five Thousand Eight Hundred Sixty-nine Dollars and Ninety-six Cents (\$25,869.96) in equal monthly installments of Two Thousand One Hundred Fifty-five Dollars and

STATE OF SOUTH CAROLINA
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 P.A.
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