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August 6, 1983

ROBERT A. DOBSON, JR.
(1910-1981)
GREENVILLE 803 / 271-8171
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Mr. L. K. Workman
Manager-Marketing
Duke Power Company
1306 South Church Street
Greenville, South Carolina 29602

Dear Ken:

It is a pleasure to outline for you our proposal for leasing additional office space in the Dobson Building to the Marketing Division of Duke Power Company. The office space to be leased is outlined in red on the floor plan attached. The additional space totals approximately 480 sq.ft. which we are offering to Duke Power Company at a rate of \$260 per month.

The terms and conditions of our leasing this additional space to Duke Power Company will include the following:

1. Duke Power Company will bear all of the cost of renovating the office space including carpentry, electrical work, ceiling work, carpeting, and any other related cost. All work must be performed by qualified persons and all work must meet building code requirements. Plans for renovations must be submitted to and approved by our office prior to commencement of any renovation work.
2. Duke Power Company will pay all costs of relocating the computer equipment that currently occupies the space to be leased. These costs will include the costs of moving the equipment and computer records to the top floor of the Dobson Building and the costs of wiring a dedicated power line to the computer's new location. We estimate that such costs should be approximately \$250; however, in no event should such costs exceed \$400.
3. Duke Power Company will pay all costs of changing the door locks. We estimate that such costs should not exceed \$100.
4. Duke Power Company will pay all costs of rewiring phone lines to the location of the new computer. We estimate that such costs should not exceed \$150.
5. The first of two option periods of the existing lease expires in December 1983. We would prefer to sign a new lease that would encompass the total office space being leased by Duke Power Company. The terms of the new lease will generally be the same as those in the existing lease.

EXHIBIT "B"

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