

U. S. POSTAL SERVICE  
LEASE AGREEMENT

77473  
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1. THIS LEASE entered into this 24th day of April, 19 84, by and between the UNITED STATES POSTAL SERVICE, hereinafter called Lessor, and Southern Bell Telephone Company hereinafter called the Lessee, whose address is P. O. Box 752, Columbia, SC 29202-0752 to use and occupy the property hereinafter described under the terms and subject to the conditions contained herein.

2. WITNESSETH: The Lessor hereby leases to the Lessee the following described premises, viz:

An 8' x 13' corner, M0L, as identified on the attached survey of the post office property at South Pleasantburg Dr and Laurens Road, known as the Pleasantburg Station, Greenville, SC.

To be used exclusively for the following purpose(s): Installation of a fiber optic cable and SLC 96 Hut.

3. TO HAVE AND TO HOLD the premises with their appurtenances under the following term: (One of the following paragraphs "A" or "B" must be deleted.)

A. ~~Month-to-Month~~: This is a month-to-month tenancy for an indefinite period beginning 19\_\_\_\_, and may be terminated at any time by either party giving to the other a thirty days' written notice.

B. Fixed Term: To have and to hold said premises with their appurtenances for a term of seventy-one (71) months beginning June 1, 1984, and ending April 30, 1990.

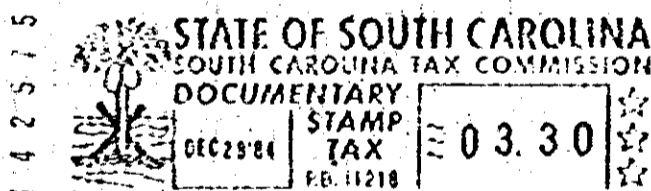
This agreement may be renewed, at the option of the Lessee providing that 30 days written notice is given before the end of the fixed term, for the following separate and consecutive terms and at the following monthly rentals: \*See Paragraph 29B, page 2.

NO. MONTHS	AT (Per month/quarter yr)	NO. MONTHS	AT (Per month/quarter yr)	NO. MONTHS	AT (Per month/quarter yr)
<u>Sixty (60)</u>	<u>\$ 1,200.00</u>	<u>Sixty (60)</u>	<u>\$ 1,400.00</u>	<u>Sixty (60)</u>	<u>\$ 1,600.00</u>

4. The Lessee shall pay the Lessor an annual rental of one thousand and no/100 dollars \$1,000.00, payable ~~in advance~~ ~~in advance~~ in advance. Rents for part of a month shall be prorated. All payments shall be made payable to the Disbursing Officer, United States Postal Service, and contain the following Postal Service finance sub-location number for identification purposes: 453620-002. All payments are to be paid by check or money order and mailed or delivered to the Disbursing Officer, U.S. Postal Service, Post Office Building, St. Louis, MO 63180, on or before the first day of each month.

5. The Lessor shall furnish the Lessee under the terms of this lease services and utilities as follows:

N/A



15-500-256-7-1 NOTE

If heat or airconditioning services are provided under this lease, the Lessor agrees to maintain temperatures in the demised premises in accordance with current Postal Service standards for postal buildings. In the event of a fuel shortage, where the Lessor is required to cut back or curtail fuel consumption the Lessee agrees to accept heating or air conditioning at whatever level is available.

6. Lessee has inspected and knows the condition of the leased premises and agrees to accept same in its "as is" condition. It is further understood that the leased premises are hereby leased to Lessee without any obligation on the part of Lessor to make any additions, improvements or alterations thereto.

7. Lessee shall not make any additions, improvements, repairs, or alterations to the leased premises without the prior written consent of Lessor in each and every instance.

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