

Lessor shall indemnify, protect and hold the Lessee harmless from and against all liabilities, losses, claims, demands, costs, expenses, and judgments (collectively "claims") of any nature arising, or alleged to arise, from or in connection with any injury to, or the death of, any person or loss or damage to property on or about the Premises except to the proportional extent any such claims are attributable to the negligence or misconduct of the Lessee, its agents or employees, in which event the Lessee shall indemnify the Lessor, but only to the proportional extent of Lessee's negligence or misconduct.

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Lessor covenants that Lessee upon paying the rent in the manner herein provided and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises be so damaged by the elements or other unavoidable casualty as to render them untenable, this lease shall immediately cease and terminate and all advance payments of rents, if any, covering periods subsequent to the date of such damage shall be promptly refunded to Lessee.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of ~~months~~ ten years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of said primary term. Lessee shall have the right to cancel this said agreement anytime during the said renewal option upon six months prior written notice to Lessor. Rental for said renewal option period shall increase to TWO THOUSAND & NO/100's (\$2,000.00) DOLLARS per annum.

Lessee agrees to bear the costs of any landscaping and/or screening requirements to which Lessor and Lessee mutually agree.

In Witness Whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor  
in the presence of

Wiley W. Williams  
Donald K. Queen

Monsanto Company

Jack J. Wright (L.S.)  
Director Marketing Administration (L.S.)  
(Greenville Site Head)

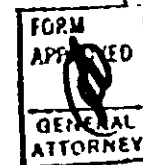
SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,

M. Jensen

General Manager - Support Services

Signed, sealed and delivered by Lessee  
in the presence of

H. L. Seaman  
J. P. [unclear]



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