

State of South Carolina,
County of Greenville.

Personally comes before me T.C. Holland who on oath says that he saw the above named G.J. Douglass, as Landlord and L.C. Tinsley, as Tenant, sign, seal and as their act and deed, deliver the foregoing Lease, and that he with James R. Bates witnessed the execution thereof.

Sworn to and subscribed before me this
22nd, day of October 1917.

James R. Bates (Seal)
Notary Public, S.C.

T.C. Holland

Recorded October 22nd, 1917.

296 (Lease)

State of South Carolina,
County of Greenville.

This Indenture, made and entered into this -- day of -- 19 --, by and between Piedmont Manufacturing Company of Piedmont, State of South Carolina, hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph Company, a corporation, hereinafter called Lessee, party of the second part, W-I-T-N-E-S-S-E-T-H:

That the Lessor, in consideration of an annual rental of Sixty and no/100 (\$60.00) Dollars to be paid in Equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of five (5) years, commencing the Firty day of July 1918, terminating June 30th, 1923, the following described premises, with the appurtenances, in the Town of Piedmont, State of South Carolina (1) room on the second floor of a frame building located on the East side of North Main Street, which premises are to be used as a Telephone Exchange, or a Telegraph office, or both or for the general transaction of business.

Lessor hereby agrees to keep the said premises in good and tenantable condition during the occupancy by said Lessee and that if he should fail to make the repairs necessary to keep said premises in such condition within thirty days after written notice from the Lessee, the Lessee may at its option make such repairs and deduct the cost of same from the rent.

Lessee hereby agrees to maintain said premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein specified,.

If the rent hereunder shall remain due and unpaid for ten days after written notice from the Lessor to the Lessee, the Lessor shall have the right to re-enter the said premises, and to remove all persons therefrom.

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

It is understood and agreed that should said premises be destroyed by fire, or otherwise rendered

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untenantable, then and in that event the rent payable hereunder shall abate from the date of such destruction or injury, and the Lessee may at its option, quit and surrender possession of premises; but may, if it shall so desire, upon the completion of the repairs, or restoration of said building, re-occupy the same upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

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:
C.H. Croskeys,
T.A. Snyder.

Piedmont Mfg. Co.
S.M. Beattie, (L.S.)
Vice-President.

Signed, sealed and delivered by
Lessee in the presence of:
J.W. Campbell,
Mary Price.

Southern Bell Telephone and Telegraph Company.
By-Morgan B. Spier, Gen. Manager.
A. Manpen, Secretary.

State of South Carolina,
County of Greenville.

Personally appeared before me T.A. Snyder who, on oath says that he saw S.M. Beattie, Vice-President of the Piedmont Manufacturing Company, sign and seal, and as the act and deed of said corporation deliver the above written instrument, and that he with C.H. Croskeys witnessed the execution thereof.

Sworn to and subscribed before me this
11th, day of September 1917.

J.C. Harper, (Seal)
Notary Public.

T.A. Snyder

State of North Carolina,
County of Mecklenburg.

Personally appeared before me J.W. Campbell who, on oath says that he saw Morgan B. Spier, General Manager of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said Company, deliver the above written instrument and that he, with Mary Price witnessed the execution thereof.

Sworn to and subscribed before me this 17th, day of October 1917.

A.E. Waltman, (Seal)
Notary Public.- My Commission Expires

9-29-19

Recorded October 27th, 1917.