

This Indenture, made the fourteenth day of December one thousand nine hundred and twenty eight between C. M. Conder party of the first part and The Western Union Telegraph (Incorporated) party of the second part.

Witnesseth, That for and in consideration of the mutual covenants herein contained the parties hereto have agreed as follows:

The party of the first part does hereby let, lease and demise unto the party of the second part, its successors or assigns, the following described premises in the city of Meer, South Carolina to wit:

Ground floor room 13 feet 3 inches by 60 feet in size, situated in building located at No. 25 Hill Street, with the appurtenances, also the privilege of placing such signs in and about the premises as may be necessary to properly advertise its business, all without expense other than the yearly rent herein stated, for the term of fifteen (15) years to commence on the first day of January 1929 and terminate on the thirty first day of December 1944 at the yearly rent, sum of Four hundred eighty (\$480.00) Dollars for 1st 5 years, six hundred (\$600) Dollars for 2nd 5 years and seven hundred twenty (\$720) Dollars per year thereafter, payable in equal monthly payments at the end of each month during said term

unless either party hereto shall give to the other at least three months prior to the end of said term written notice of his or its desire and intent to terminate this lease at the end of said term, this lease shall continue upon the terms and conditions then in force for a further period of one year and so on from year to year until terminated by either party hereto giving to the other written notice at least three months prior to the expiration of the then current term of his or its desire and intent to terminate this lease at the end of said term.

This agreement is intended to assure to the party of the second part the exclusive right to maintain and operate a telegraph office in said building, and the party of the first part hereby agrees that he will not grant, or permit others to grant, to any other person or corporation

the right to establish, maintain or operate a telegraph office in said building or to connect telegraph wires therewith during the term of this lease or any renewals thereof.

The party of the first part, his heirs, administrators, successors or assigns, is to keep said premises in good and tenurable condition repair walls, floor, etc., and paint or paper walls and ceilings when necessary, but the party of the second part is to repair any damage to the walls, glass or woodwork caused by negligence, carelessness or waste of its agents or employes.

Any District Telegraph Company and any Telephone Company with which the party of the second part has contracted or may contract or which it may employ for the performance of messenger and signal or telegraph business in connection with telephone business or for joint telegraph, telephone or signal service may occupy said premises jointly with the said party of the second part and contribute a portion of the rental herein reserved.

Wires of the party of the second part may be led over the roof or through the foundation walls of the building in which said premises are situated, and into the demised premises, and the necessary fixtures for a general telegraphic and messenger business may be placed upon said building.

Pneumatic tubes may also be led through the walls of said building and into the premises hereby demised, and installed, maintained and operated therein.

The party of the second part may assign this lease or sublet the whole or any part of said premises for any business not deemed extra hazardous.

If any rent shall be due and unpaid, or if default shall be made by the party of the second part in any of the covenants herein contained to be by it performed, there it shall be lawful for the party of the first part to re-enter said premises, and to remove all persons therefrom.

The said party of the second part covenants to pay to the party of the first part his heirs, administrators, successors or assigns