

Lessor shall pay all taxes, special assessments and public charges levied against said premises, payable during the term of this lease.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom. 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 or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part of the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation. Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of two years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew nor less than thirty days before the expiration of said primary term.

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

J. H. Walker (L.S.)

(L.S.)

John F. Stroud

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, INCORPORATED

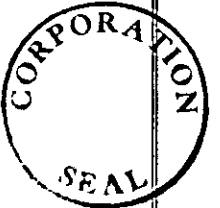
Ruby B. Abercrombie

By J.G. Bradbury Vice President

M D S S.B.T. & T.Co
W A T Edited
H.P.

P. W. Greenly Secretary

Form Approved
G.W.S.
Recommended



Signed, sealed and delivered by Lessee in the presence of

M. M. McGinty
Mary S. Smith

S.C. Stamps \$2.08

SOUTH CAROLINA

STATE OF S. C.
COUNTY OF GREENVILLE

Personally appeared before me John F. Stroud who, on oath, says that she saw J.H.Walker sign and seal, and as his act and deed, deliver the above written instrument, and that he with Ruby B. Abercrombie witnessed the execution thereof.

John F. Stroud



Sworn to and subscribed before me this 20 day of February, 1946

Laurens I, James

Notary Public
My Commission Expires at call of Governor

STATE OF GEORGIA:
COUNTY OF FULTON

Personally appeared before me M. M. McGinty, who, on oath, says that she saw J. G. Bradbury, Vice-President of the Sou. Bell Tel. & Tel. Co., sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that she with Mary S. Smith witnessed the execution thereof.

M. M. McGinty

Sworn to and subscribed before me this 29th day of March, 1946

Blanche B. Butts



Notary Public
Notary Public, Fulton County, Georgia.
My Commission Expires June 15, 1947

Recorded Apr. 6, 1946 at 9:11A.M. #5884

My Commission Expires 19 By EB