

This Indenture, made and entered into this **17th** day of **January**

by and between **estate of T. F. Hunt - By Mrs. Belle B. Hunt**
of the County of **Greenville**, **GREENVILLE CO. S. C.** State of **South Carolina**

hereinafter called Lessor, party of the first part, and the **Southern Bell Telephone and Telegraph Com-**
pany, Incorporated, hereinafter called Lessee, party of the second part,

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto
Lessee, its successors and assigns, the following described premises with the appurtenances in the

city of **Greenville**, County (Parish) of **Greenville**

State of **South Carolina**, to-wit:

Storeroom and garage or for the general transaction of business
the two-story brick building, located at 231 and 233 West Coffee Street,
Greenville, S. C.

See attached sketch for description of building.

for use as a telephone exchange or telegraph office or both, or for the general transaction of business
to HAVE AND TO HOLD the same for the term of **(1) one** years

beginning on the **16th** day of **February** 19 **51**, and ending

on the **15th** day of **February** 19**52**, at an annual rental of

eighteen hundred dollars (\$**1800.00**) Dollars payable in equal
monthly installments during the term hereof.

Lessor generally warrants ownership of the fee simple title or right to execute this lease.

Lessor agrees that Lessee may sub-let said premises.

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

Lessor covenants that said premises are suitable for the purposes leased, and hereby agrees to keep
such premises in good and tenantable condition and to make at Lessor's own expense such repairs
to any portion of said building as may be necessary to replace faulty construction or to replace all
ordinary wear, tear and deterioration, to do such painting of the outside walls and painting, paper
ing or tinting of the interior walls as is necessary to maintain the building in reasonably good condi-
tion and appearance, and to make all changes and additions required by reason of any laws, ordinances,
orders or regulations of any municipality, county, state or other public authorities, including the fur-
nishing of required sanitary facilities; and that should Lessor fail to make any of such repairs, replace-
ments, painting, papering or tinting, or changes, within thirty days after written notice from Lessee of
the necessity therefor, Lessee may, at its option, make the same and deduct the cost thereof from the rent
next or at any time thereafter accruing, or Lessee may quit and surrender possession of the premises
without further liability to Lessee hereunder.

Lessee may make, from time to time, such interior changes, alterations, additions and improvements in
on, or to the said premises as will, in the judgment of Lessee, better adapt the same to the purposes of
its business. All fixtures added and improvements made in, on, or to such premises by Lessee shall be
at its own expense. Removable fixtures shall remain the property of Lessee and at its option may be re-