

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)



For Plat in connection with this Lease See Deed Book 493, page 102

THIS LEASE, Made this 15th day of October, 1953,
by VIRGINIA-CAROLINA CHEMICAL CORP., a corporation organized under the laws
of the State of Virginia,
Lessor, to DUKE POWER COMPANY, a corporation organized under the laws of the
State of New Jersey, Lessee,

W I T N E S S E T H:

That in consideration of \$1.00 paid to Lessor by Lessee, receipt
of which is hereby acknowledged, and of the agreements on the part of Lessee
to be performed as herein set out, Lessor leases to Lessee, subject to the
following terms and conditions, the premises hereinafter described.

The leased premises shall be used by Lessee for the purpose of
installing, operating and maintaining thereon its electrical apparatus and
other property and transmitting electricity to and distributing electricity
from same.

Title to all property placed or installed upon said premises by
Lessee shall at all times remain in Lessee, and it shall at all times during
the continuance of the lease, and at the termination thereof, have the right
to enter said premises and remove same.

The lease shall continue in force so long as Lessee furnishes elec-
tric service to the plant now operated by Lessor located adjacent to said
leased premises, and upon the discontinuance of the furnishing of such elec-
tric service, and upon ninety (90) days notice in writing from Lessor, Lessee
shall remove its property from the premises and this lease shall terminate.

The lease shall inure to and be binding upon the parties hereto,
their successors and assigns.

The Lessee, upon acceptance of this Lease, agrees to assume any
and all liability and damages to persons and property caused directly or
indirectly from the installing, operating and maintaining its electrical
apparatus upon the lands of Lessor.