

State of South Carolina,
County of Greenville.

LEASE

This Agreement made and entered into this 7 day of February, 1939, by and between WOODSIDE SECURITIES COMPANY, a Corporation, hereinafter referred to as Lessor, and FRANKLIN SAVINGS & LOAN COMPANY, a corporation, hereinafter referred to as Lessee,

WITNESSETH:

That in consideration of the payments as herein provided and of the mutual covenants herein contained, the Lessor does hereby lease and demise unto the Lessee that portion of the South Carolina National Bank Building situate on the South side of East Washington Street in the City of Greenville, S. C., in the block between Brown and Spring Streets, being known as No. 108-110 East Washington Street in the enumeration maintained by the City of Greenville, to-wit:- All that space on the first floor of said building West of the lobby and of the entrance hall, subject, however, to the conditions and reservations hereinafter set forth.

To Have and to hold unto the Lessee for and during the full term of three years commencing on the 1st day of March, 1939, and ending on the 28th day of February, 1942, inclusive, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessee does hereby agree to lease said space for said term and to pay therefor unto the Lessor a rental of Thirty-Four Hundred Twenty (\$3,420.00) Dollars, to be paid at the rate of Ninety-Five (\$95.00) Dollars per month in advance on the first day of each and every calendar month during the life of this lease.

The Lessor proposes to lease unto C. Douglas Wilson & Company or to some other suitable tenant or tenants the space east of said Lobby and to grant to said tenant or tenants the joint use of the lobby.

The Lessee shall have the privilege of removing or rearranging, to comply with its needs, the iron grille-work or cages situate on the portion of the premises covered by this lease, or to make any other reasonable alterations therein, with the understanding that any and all changes, alterations and improvements are to be made at the expense of the Lessee. The grille-work or cages are to remain the property of the Lessor and all improvements are to be and become the property of the lessor at the termination or expiration of this lease.

The marble situate in said premises is not to be removed or taken down or its present position altered without the express consent of the Lessor.

The Lessor agrees to furnish to the Lessee, without additional charge, heat, water, janitor service for cleaning, and a reasonable amount of electric current for lights, fans and the operation of adding machines, but not for electric signs on the outside of the building.

The Lessor further agrees to clean and paint the walls and ceilings of said leased premises, and to keep the same in reasonable good repair.

The Lessor expressly reserves unto itself the right to effect a bona fide sale of the premises covered by this lease at any time during the term hereof and this lease may be terminated in such event by the Lessor giving the Lessee at least ninety days' notice in writing of such termination. In the event of such bona fide sale of the property the Lessor agrees to compensate the Lessee as follows:-

(A) Should the lease be terminated within one year the Lessor is to pay unto the Lessee the sum of Five Hundred (\$500.00) Dollars;

(B) Should the lease be terminated after the expiration of one year and during the second year, the Lessor is to pay unto the Lessee the sum of Three Hundred Seventy-Five (\$375.00) Dollars;

(C) Should the lease be terminated after the expiration of two years and before the expiration of the third year the lessor is to pay unto the Lessee the sum of Two Hundred and Fifty (\$250.00) Dollars;

In calculating the basis of compensation as herein provided the period of occupancy shall govern rather than the duration between the commencement of the lease and the date upon which written notice of termination is given.

The Lessee shall have the right, privilege and option of extending this lease for an additional term of two years, beginning March 1st, 1942, and ending February 28th, 1944, inclusive, at a rental of Twelve Hundred and Forty-Eight (\$1,248.00) Dollars per year, payable in equal monthly installments of One Hundred Four (\$104.00) Dollars per month, in advance, on the first day of each and every calendar month during such term, provided notice of election to so extend this lease be given in writing by the Lessee to the Lessor on or before December 1st, 1941.

Should the Lessor effect a bona fide sale of the property during the term covered by the option, the Lessor shall not be required to compensate the Lessee, but may terminate the lease by giving unto the Lessee at least ninety days' notice in writing.

In the event the premises shall be destroyed by fire or other casualty or the portion occupied by the Lessee so damaged as to be totally or partially unfit for occupation and use, then