

STATE OF SOUTH CAROLINA 0
 COUNTY OF GREENVILLE 0

L E A S E

THIS AGREEMENT made and entered into this the 20th day of November 1944, by and between Franklin National Life Insurance Company, a South Carolina corporation with its principal place of business at Greenville, S. C., hereinafter called the Lessor, and The Peoples National Bank of Greenville, a banking corporation with its principal place of business at Greenville, S. C., hereinafter called the Lessee,

W I T N E S S E T H

1. The Lessor does hereby lease and demise unto the Lessee all that certain storeroom at No. 104 West Washington Street in the City of Greenville, Greenville Township, State of South Carolina, on the North side of West Washington Street on the ground floor and on the Eastern side of the building known as the Franklin National Life Insurance Company Building having approximately the following inside dimensions:

Fronting 19 feet on the North side of West Washington Street, and running back to a depth of approximately 90 feet.

2. The lease shall run for a period of twenty-five years from January 1st, 1945, with the option to the Lessee to renew the same for an additional twenty-five years at the same rental and on the same terms, unless the lease be modified by mutual agreement. The Lessee, however, shall give to the Lessor one year's notice before the expiration of the initial period of twenty-five years, as to whether or not it intends to exercise the option of renewal for an additional twenty-five years. However, before foreclosing the right of the Bank for such renewal, the Lessor shall notify the Bank at least six months before the expiration of the initial term of the lease, that unless the Bank within thirty days thereafter, gives notice of renewal, that the lease will then be terminated at the expiration of the initial twenty-five year period.

3. This lease will become effective January 1st, 1945, unless the Tenant, Caine Realty Company, moves out at an earlier date, and in that event the Bank will pay the \$75.00 per month rental to January 1st, 1945, at which time the rental of \$200.00 per month will begin.

4. The Lessor at the termination of this lease shall have the right to require the removal of all properties installed on the leasehold premises by the Lessee, including vaults, if it so elects. This right may be exercised at the termination of the lease. In any event, the Lessee shall restore the walls where openings or changes have been made under the provisions of this lease, and otherwise place the premises in as near their present condition as possible, which work shall be done in a thorough and workmanlike manner.

5. It is mutually agreed that the complete set of plans and specifications marked Exhibits "1" and "2" and identified by the signatures of the officers of the Lessor and Lessee who have executed this lease, and which are attached to and expressly made a part of this lease, show the size and location of vaults, openings in walls, the type of doors if any to be placed in such openings, and any other alterations which the Lessee is authorized to make to the storeroom or premises covered by or affected by this lease. Any alterations during the term of this lease or any renewal thereof not covered by the plans and specifications attached hereto, shall be done by the Lessee only after the written approval or authority from the Lessor. In the construction of the alterations as indicated by the plans and specifications hereinabove referred to, the same shall be made by the Lessee in such manner as shall not in anyway weaken the frame-work supporting the Franklin National Life Insurance Company Building, which includes the pilasters extending from the basement through this storeroom from the front to the rear. The Lessee in making improvements and particularly in installing its