

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT made and entered into this 20 day of January 1945 by and between L. T. Batson, hereinafter referred to as Lessor, and FRANKLIN SAVINGS & LOAN COMPANY, a corporation, hereinafter referred to as Lessee,

WITNESSETH

That in consideration of the payment 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 partition and of the entrance hall, being the same space now occupied by the Lessee, 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 first day of April 1945, and ending on the thirty-first day of March, 1948, 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 SEVENTY TWO HUNDRED AND NO/100 (\$7,200.00) DOLLARS, to be paid at the rate of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS per month in advance on the first day of each and every calender month during the life 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 Lessee shall have the right, privilege and option of extending this lease for an additional term of two (2) years, beginning April 1, 1948 and ending March 31, 1950, inclusive, at a rental price to be agreed upon and otherwise under the same terms and conditions as contained in this lease, provided notice of election to so extend this lease be given in writing by the Lessee to the Lessor on or before December 31, 1947.

Should the Lessor effect a bona fide sale of the property, the purchaser may terminate the lease by giving unto the Lessee at least ninety days notice in writing during the term covered by the option.

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 the rent herein reserved or a fair and just proportion thereof, according to the nature and extent of the damage, shall abate and cease to be payable until said building shall have been repaired and made fit for occupation and use, or this lease may at the option of the Lessor, be declared terminated

The Lessee agrees to make all renovations and remodeling, subject to the consent of the landlord, and shall also re-decorate and paint as may be necessary to keep the premises in proper condition and good appearance at its own expense.

Should the Lessee fail to pay any installment of rent within sixty days after the same shall become due and payable, or fail to perform any of the covenants and conditions herein contained, then, in such event, the Lessor may, at his option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the redelivery of possession of said premises.

In the event of the bankruptcy of the Lessee, or in the event that the Lessee shall be placed in the hands of a receiver, or shall make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take immediate possession of the premises.

This lease may be assigned or the premises herein leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:-

- (1) That the Lessee shall first secure the approval of the Lessor.
- (2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein. The Lessee, however, may sub-lease a portion or portions of the said premises without the approval of the Lessor, but subject still to the same conditions outlined in (2) above.

IN WITNESS WHEREOF the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and