

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT made and entered into this 8 day of April 1947, by and between L. T. Batson, hereinafter referred to as Lessor, and Franklin Savings and 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 the property formerly known as 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, 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 twenty-seven (27) months commencing on the first day of April 1948, and ending on the thirtieth day of June 1950 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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$13,500.00) DOLLARS, to be paid at the rate of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS per month in advance on the first day of each and every calendar 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 written consent of the Lessor.

The Lessee agrees to furnish heat, water, janitor service for cleaning, electricity, and all supplies necessary for the continued operation of the building.

The Lessor agrees to pay taxes, insurance, to maintain the roof and foundation and to clean the front of the building and to paint the exterior woodwork.

It is understood and agreed that the Lessee will not be responsible for any major breakdown in the heating or plumbing systems, unless caused by negligence or faulty operation or supervision. The Lessee further agrees to assume responsibility for repairs on each system at an annual cost not to exceed \$50.00 respectively; all other repairs to such systems shall be made by and be the responsibility of the Lessor.

In the event the premises shall be destroyed by fire or casualty, or so damaged as to be totally or partially unfit for occupancy and use, then the rent herein reserved, or a fair and just portion 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 occupancy 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 redecorate and paint the interior 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 re-delivery of possession of said premises.

In the event of 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 make take immediate possession of the premises.

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