

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

SEP 22 3 55 PM 1949  
OLLIE FARNSWORTH  
R. M. C.

THIS AGREEMENT made and entered into this 19th day of September, 1949, 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 sixty (60) months, commencing on the first day of July 1950, and ending on the thirtieth day of June 1955, 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 SIX THOUSAND AND NO/100 (\$36,000.00) DOLLARS, to be paid at the rate of SIX HUNDRED AND NO/100 (\$600.00) 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 paint the exterior woodwork as may be necessary to preserve same and to prevent unnecessary deterioration.

