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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CLLIE FARNSMORIN
R. M. O.

LEASE AGREEMENT

Lease agreement between The Peoples National Bank of Greenville, Greenville, S. C., and E. H. Henley entered into and made a part of lease dated December 15, 1953.

1. Term of lease to be for a period of ten years commencing December 1, 1953 for a monthly rental of Two Hundred (\$200.00) Dollars payable in advance.
2. Lessee to maintain the building, such as painting, repairs to plumbing and heating and other maintenance repairs.
3. Lessor to maintain roof and outside walls.
4. Lessor agrees to construct and lease to the said Peoples National Bank a brick building 29 x 51-1/2 feet adjoining the Park Place Post Office and designated as 118 New Buncombe Road, to be situated on a lot facing approximately 75 feet on New Buncombe Road and running back approximately 150 feet to Rutherford Road facing approximately 20 feet on said Rutherford Road. The Lessor to provide on the above lot a double driveway (20 feet) along the side of the building, running from New Buncombe Road to the Rutherford Road and, to further provide parking space for thirty cars along the North side of the lot to the rear of the building and on the South side of the double driveway next to the parking area now used by the Dixie-Home Stores.
5. It is mutually understood that the above parking area may be used by customers of the Dixie-Home Stores so long as the bank's customers are permitted to park in the area now used by the customers of the Dixie-Home Stores
6. It is also understood and agreed that bank employees shall not park on any portion of either parking area except one car maybe parked to the rear of the bank building (between the hours of 8:30 and 2:00 P.M.) for the use of a messenger or any employee serving as a messenger.
7. If the property covered by the within lease is offered for rent at the expiration of the lease, the lessee shall have the option of extending this lease from time to time at a rental to be agreed upon. However, in the event it is not agreeable with the lessor to extend the within lease, he shall give to the lessee herein twelve months notice prior to termination of this lease. If the property is offered for sale at any time during the term of this lease, the lessee shall have the refusal of the property at the same price it is offered to anyone else.

EMH
JRS