

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT made and entered into this 30 day of December, 1954. by and between L. T. Eaton, 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 ground floor of 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 the ground floor of 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 1955, and ending on the thirtieth day of June 1960, 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 TWENTY-ONE THOUSAND AND NO/100 (\$21,000.00) DOLLARS, to be paid at the rate of THREE HUNDRED FIFTY AND NO/100 (\$350.00) DOLLARS per month in advance on the first day of each and every calendar month, during the life of the lease.

The marble situate in said premises may be moved at the expense of the Lessee in a neat and workmanlike manner and stored on the premises.

The Lessee agrees to furnish janitor service and janitor's supplies for the entire building, including the second floor in addition to the ground floor which is covered by this lease. The Lessee further agrees to provide and service necessary light fixtures for the leased premises, which are to remain the