

STATE OF SOUTH CAROLINA)
):
 COUNTY OF GREENVILLE) SUBLEASE AND CONTRACT FOR EQUIPMENT

This sublease and contract this day entered into, by and between Bruce Oil Company, a Corporation of Greenville, S.C., hereinafter referred to as the Sublessor, and Savings - Carolina Division, a Corporation, duly organized and existing under the laws of the State of South Carolina, hereinafter referred to as the Sublessee,

W I T N E S S E T H:

The Sublessor leased the hereinafter mentioned property, with the exception of equipment and building, from the original lessors, R. E. Hughes and I. A. Giles, Jr. of Greenville, S. C., on February 27th, 1954, for and during the term of Five (5) Years from May 1, 1954, with the option to renew for an additional period of Five (5) Years by notifying said original lessors Sixty (60) Days prior to expiration of the original term.

- 2 -

For the rental and upon the terms, covenants, agreements and conditions hereinafter stated, the Sublessor hereby leases and lets unto the Sublessee the property described as follows:

ALL that certain piece, parcel or tract of land situate near the City of Greenville, County of Greenville, State of South Carolina, on the New Buncombe Road and being at the Southwestern intersection of Goldsmith Street and New Buncombe Road, being shown on plat of property of Hughes and Giles, prepared by R. K. Campbell, Engineer, February 1954, as "Bruce Oil Company Tract", fronting 150 feet on the New Buncombe Road and 200 feet on Goldsmith Street,

and all of said equipment located on said premises at the time of this lease and the building (s) standing thereon at the time of this lease.

During the continuance of this lease, or renewal thereof, Sublessee shall keep the buildings and improvements on the premises adequately insured against loss by fire or other casualty, and in the event of any loss as a result of which insurance proceeds are payable, Sublessee shall use said proceeds forthwith to repair or replace the buildings or improvements damaged.