

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

L E A S E

This lease agreement made and entered into by and between Joe J. Faress, hereinafter referred to as the Lessor, and, Banner Insurance Agency, Inc., hereinafter referred to as the Lessee:

W I T N E S S E T H

That in and for the consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor does hereby grant, bargain, demise and lease unto the Lessee and the Lessee does hereby lease, hire and accept from the Lessor the following described property, in its present condition, located in the City and County of Greenville, State of South Carolina, being described as follows, to-wit:

All of the entire second floor of the building located at no. 10, Washington Place in Greenville, South Carolina, being the building situate on the lot hereinafter described, with the sole exception of one room on the second floor of said building which is presently rented to Curtis Welborn, which one room occupied by Welborn is not subject to this lease agreement.

The legal description of said property is as follows:

All that lot of land with the improvements thereon situate in the City and County of Greenville on the southern side of Washington Place formerly known as East McBee Avenue, known as lot no. 4 on plat of property of J. J. Norwood, recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 283 and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Washington Place, which iron pin is situate 189 feet east of the intersection of McDaniel Avenue and Washington Place and running thence along Washington Place, N 60-27 E, 60 feet more or less, to an iron pin at the corner of lot no. 3; thence with the line of lot no. 3, S 7-25 E, 151 feet to an iron pin; thence S 62-37 W, 66 feet to an iron pin at the corner of lot 5; thence with the line of lot no. 5, N 4-53 W, 151 feet to the point of beginning. Being the same property conveyed to the Lessor by Deed of Alice T. Fitzpatrick dated January 7, 1955 and recorded in the R.M.C. Office for Greenville County in Deed Book 516 at page 64.

2. To have and to hold the above described premises, together with the right of ingress and egress to the lessee and the

