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STATE OF SOUTH CAROLINA) MODIFICATION OF LEASE
COUNTY OF GREENVILLE) AND OPTION TO PURCHASE

THIS AGREEMENT made and entered into this 13th day of December, 1956, by and between Oscar Hodges, Jr., sometimes hereinafter designated as Lessor, and North Street Development Company, Inc., a South Carolina corporation with its principal place of business at Greenville, S. C., sometimes hereinafter designated as Lessee;

W I T N E S S E T H:

WHEREAS, by written agreement dated July 12, 1950 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 414, page 73, Oscar Hodges, Jr. as Lessor, did lease unto North Street Development Company, Inc., as Lessee, for a term of ninety-nine (99) years, a certain lot of land located on the northerly side of East North Street, in the City of Greenville, South Carolina, said recorded lease being hereby specifically referred to and incorporated as a part of this agreement; and

WHEREAS, by written agreement dated February 15, 1954, not recorded, the same parties did execute a modification of said lease whereby under Paragraph Nine (9) of said lease the time for completing a new building on the leased premises was extended from July 12, 1955 to July 12, 1957, said modification being also specifically referred to and incorporated as a part of this agreement; and

WHEREAS, Lessee has acquired the ownership in fee simple title of property on the Easterly, Northerly and Westerly sides of the leasehold estate and now wishes to construct a commercial building which would be situated partly upon the property owned by Lessee and partly upon the leased premises; and

WHEREAS, the cost of said building is so great that arrangements have been made by the Lessee to finance the construction thereof and commitments for loans have been secured from The South Carolina