

This Indenture, made and entered into this Seventh day of March in the year one thousand nine hundred and Fifty-Eight Between

G and H Development Co., Inc.

of the City of Greenville, in the County of Greenville and State of South Carolina, hereinafter called the "Landlord" and The Prudential Insurance Company of America, a corporation organized under the laws of the State of New Jersey, and having its principal office in the City of Newark, County of Essex, and State of New Jersey, hereinafter called the "Tenant";

Witnesseth: That the Landlord has let and rented, and by these presents does let and rent, unto the Tenant, for the term of Ten Years beginning the First day of September in the year 1958 and ending the Thirty-First day of August in the year 1968 the premises as follows: Certain premises located on South Carolina By-Pass 291, hereinafter more particularly described on which a building comprising approximately 3040 square feet of floor space is to be constructed. Further described legally on attached Rider labeled Schedule "A-3".

And the Tenant does covenant and agree to pay the Landlord as rent for the said premises the sum of Nine Thousand and no/100 (\$9,000.00)----- dollars per annum payable in equal monthly instalments of Seven Hundred Fifty and no/100 (\$750.00) dollars that it will use and occupy the said premises as the office of a life insurance company, and not for any other purpose; that it will not sublet the said premises or any part thereof, nor assign this lease, without the consent of the Landlord; and that it will, at the expiration of said term, surrender the said premises in as good condition as the same now are, ordinary wear and tear and damage by the elements or from other unavoidable cause excepted.

For the rental above specified the Landlord also agrees to furnish the following services: Heat; electricity for lighting and other office uses, together with bulbs and/or fluorescent tubes and starters sufficient to give adequate light; hot and cold water ~~plumbing services~~; window cleaning; adequate and clean lavatories and toilets; together with sufficient supply of soap, towels, and toilet tissue; and janitor service for the premises, including the halls and stairways giving access thereto, ALSO VENETIAN BLINDS AIR CONDITIONING ITS OPERATION AND MAINTENANCE THEREOF AND FURNISH AND INSTALL FIBER GLASS CRAPES FOR THE FRONT AND SIDE PLATE GLASS WINDOWS.

Handwritten notes:
A-1
A-2
A-3

RIDERS LABELED SCHEDULES A-1 AND A-2 ATTACHED HERETO ARE INCORPORATED HEREIN AND MADE A PART OF THIS AGREEMENT AS IF REPEATED IN FULL.

IN CONSIDERATION OF THE EXECUTION OF THIS LEASE, THE LANDLORD HEREIN AGREES TO ASSUME AND DOES HEREBY ASSUME THE TENANT'S RENTAL OBLIGATION UNDER LEASE DATED THE EIGHTEENTH DAY OF AUGUST, 1949 AND AS RENEWED FOR TWO YEARS ON UNDATED RENEWAL FORM AND FOR AN ADDITIONAL TWO YEARS ON AUGUST 30, 1956 COVERING THE PREMISES AS FOLLOWS: CERTAIN OFFICE SPACE COMPRISING APPROXIMATELY 1490 SQUARE FEET OF FLOOR SPACE ON THE SECOND FLOOR OF THE FIDELITY FEDERAL BUILDING LOCATED AT 202 SOUTH MAIN STREET CORNER OF WEST COURT STREET, GREENVILLE, SOUTH CAROLINA. IT IS UNDERSTOOD THAT ASSUMPTION OF THE OBLIGATION SHALL BE FROM THE COMMENCEMENT OF THE HEREIN LEASE OR THE DATE OF OCCUPANCY OF THE DEMISED PREMISES IF SUBSEQUENT TO SEPTEMBER 1, 1958 AND CONTINUE UNTIL THE EXPIRATION OF THE FORMER AGREEMENT ON DECEMBER 31, 1958 OR SOONER IF TENANT IS RELEASED OF SAID OBLIGATION PRIOR TO THE EXPIRATION OF THE TERM. IT IS FURTHER UNDERSTOOD THAT THE TENANT SHALL CONTINUE PAYMENT OF RENT AT THE RATE OF \$310.00 PER MONTH AS PROVIDED IN SAID LEASE OF AUGUST 18, 1949 AND AS SUBSEQUENTLY RENEWED AND THE HEREBY LANDLORD SHALL ALLOW CREDIT FOR SAID RENTAL PAYMENT UNTIL TENANT'S SAID OBLIGATION IS LIQUIDATED. IN THE EVENT THE QUARTERS NOW OCCUPIED BY THE TENANT IN THE BUILDING AT 202 SOUTH MAIN STREET IS SUBLET PRIOR TO DECEMBER 31, 1958, THE LANDLORD HEREIN IS TO RECEIVE CREDIT FOR ANY RENTALS WHICH THE TENANT MAY RECEIVE BY REASON OF SUCH SUB-LETTING.

(Continued on next page)