

AUG 31 5 04 PM 1959

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT made and entered into this *3rd* day of *Aug. 1959*, by and between L. T. BATSON, JR., 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, 1960, and ending on the thirtieth day of June, 1965, 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-FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS, to be paid at the rate of FOUR HUNDRED AND NO/100 (\$400.00) DOLLARS per month in advance on the first day of each and every calendar month, during the life of the lease.

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

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