

JUN 1 1961

STATE OF SOUTH CAROLINA)
) L E A S E
COUNTY OF GREENVILLE)

THIS AGREEMENT entered into this 1st day of June, 1961, by and between CENTRAL REALTY CORPORATION, a South Carolina Corporation, hereinafter referred to as Lessor, and SOUTHERN BANK AND TRUST COMPANY, a banking corporation created under the laws of the State of South Carolina, hereinafter referred to as Lessee;

W I T N E S S E T H:

That the said Lessor, for and in consideration of the rents reserved which are hereinafter referred to, and of the terms, covenants, conditions and agreements on the part of the Lessee which are hereinafter mentioned, do hereby demise and lease unto the Lessee, and the said Lessee does hereby take and hire from the Lessor, the following property (hereinafter called "the demised premises"), to-wit:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being at the southwesterly corner of the intersection of Church Street and East North Street, in the City of Greenville, S. C., and having according to a plat made by Dalton & Neves, dated July, 1960, entitled "Property of Central Realty Corporation", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Church Street on the westerly edge of the sidewalk, joint corner of property now or formerly of Jervey Estate, and running thence along the line of Jervey Estate N 67-30 W 115 feet to an iron pin; thence N 23-13 E 172.8 feet to an iron pin on the southerly edge of the sidewalk abutting East North Street; thence along the southerly side of said sidewalk S 66-38 E 105.7 feet to an iron pin at the corner of the intersection of the sidewalk of East North Street and the sidewalk of Church Street; thence around said corner on a curve, the chord of which runs in a southerly direction 9.9 feet to an iron pin on the easterly edge of the sidewalk abutting Church Street; thence along the edge of said sidewalk S 22-27 W 164.9 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD the demised premises unto the Lessee for a term of ten (10) years, commencing on the first day of June, 1961, and terminating on the thirty-first day of May, 1971, with an option to the Lessee to extend the term of the lease for two successive periods of five (5) years each, all upon the rents, terms, covenants and conditions as more fully set forth in a certain collateral indenture of lease of even date herewith, between the parties hereto.

IN WITNESS WHEREOF, Landlord and Tenant have caused this

(Continued on Next Page)