

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 17 12 00 PM 1962

L E A S E

) CLIFF F. BENTH  
K.M.C.

This Lease, executed in triplicate, at Greenville, S. C., this 1st day of December, 1961, by and between Dr. W. T. Martin, of Greenville, S. C., hereinafter referred to as Lessor, and the Peoples National Bank, Greenville, S. C., hereinafter referred to as Lessee:

## WITNESSETH:

That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessee, for use as a parking lot, and upon the conditions and subject to the covenants and agreements herein set forth, for a period of twenty (20) years, commencing on the first day of January, 1962, and ending on the 31st day of December, 1981, the following described real estate:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina County of Greenville, within the corporate limits of the City of Greenville, located at 113 West Coffee Street, being now known as Greenville Furniture Company, and having an uniform width of approximately 26 feet and an uniform depth of approximately 88 1/2 feet. This property is located in Tax District 500 and is shown on the City Tax Maps at Sheet 49, Block 4, Lot 9.

The parties hereto, for themselves and their respective heirs and assigns, and successors and assigns, do hereby covenant and agree as follows:

1. RENT RESERVED. Lessor hereby reserves and Lessee agrees to pay to Lessor, upon the commencement of the twenty-year term above-described, a total rental of Twenty-Four Thousand and No/100 (\$24,000.00) Dollars, payable in two hundred forty (240) equal monthly installments of One Hundred and No/100 (\$100.00) Dollars each, in advance on the first day of each and every month of this lease. In addition to said rental the Lessee further agrees to refund to the Lessor all of the real estate taxes charged against the above-described property commencing with taxes for the year 1962 and continuing throughout the term of this lease.

2. PREPARATION OF PREMISES.\* Lessor agrees to deliver possession of the premises to the Lessee on the first day of January, 1962, and upon receiving possession thereof the Lessee hereby agrees at its sole expense to forthwith raze the building being located on the premises and to complete the demolition of said building and removal of all debris from the premises within a reasonable period of time. The Lessor hereby consents to said demolition of the building; however, this consent shall be construed so that the Lessor assumes no liability of any kind in connection with the demolition of said premises. All of such work is to be done subject to the rules, regulations and laws of the various departments of the City of Greenville and State of South Carolina. The Lessor agrees to allow Lessee, at Lessee's sole expense, to erect a structure or building on the demised premises at any time during the term of this lease should it so desire. In the event Lessee does erect such a structure or building, the Lessee agrees to hold Lessor harmless from any and all liability of any kind in connection with said construction and further agrees that all of said construction shall be done subject to the rules, regulations and laws of the various departments of the City of Greenville, State of South Carolina. However, should the Lessee elect to build such a structure or building during the term of this lease, the Lessor reserves the right and privilege at his option to require the Lessee to remove said structure or building from the premises at Lessee's expense, at the termination of this lease.

\* This lease made subject to existing lease  
with Greenville Furniture Co.



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