

FILED
GREENVILLE S.C.

AUG 5 12 32 PM 1966

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

)
CLERK OF COURTS LEASE
S.C.

THIS INDENTURE OF LEASE made and entered into this 1st day of June, 1966, by and between CENTRAL REALTY CORPORATION, a South Carolina corporation, hereinafter called the "LANDLORD", and SOUTHERN BANK AND TRUST COMPANY, a corporation organized and existing under the banking laws of the State of South Carolina, with its principal office in Greenville, S. C., hereinafter called the "TENANT",

W I T N E S S E T H:

WHEREAS, the parties hereto did enter into a lease agreement dated June 1, 1961, for the below described premises, which lease was to run for a primary term of ten (10) years, with two (2) five (5) year renewal options, a short form of said lease being recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 675, page 507; and

WHEREAS, the Tenant and the Landlord have agreed to cancel their lease of June 1, 1961 and substitute a new lease therefor;

NOW, THEREFORE, for and in consideration of the rental payments to be made as hereinafter set forth, the Landlord and Tenant do hereby agree that the lease agreement between them, dated June 1, 1961, is hereby terminated and cancelled and the Landlord does hereby agree to lease unto Tenant, and Tenant does hereby agree to take the following described premises:

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 edge 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 for a term of fifteen (15) years, commencing on the first day of June, 1966, and expiring on the thirty-first day of May, 1981, with a series of seven (7) five (5) year

(Continued on next page)

for Agreement to 848 Real Estate Inc See Deed Book 848 Page 473