

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made and entered into as of the 1st day of September, 1970, between Alexander B. Meyers, Henry P. Willimon, Jr., Betty Jane Willimon (now Betty Jane Willimon Forbes), Alexander B. Meyers and The South Carolina National Bank as Co-Trustees under the Will of Betty O. Willimon, deceased, and The South Carolina National Bank as Trustee under the Will of Noland Meyers, deceased, (herein referred to as the "Lessors"), and The Peoples National Bank, Greenville, South Carolina, a national banking association (herein referred to as the "Lessee").

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations and the further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain lease between the Lessors and the Lessee and bearing even date herewith, the Lessors and the Lessee do hereby covenant, promise and agree as follows:

1. Leased premises: The Lessors do hereby lease to the Lessee and the Lessee hereby rents from the Lessors for the term hereinafter provided, the following property:

- (a) All that certain piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, and in the City of Greenville, being shown on the Greenville County Block Book records as Map 2, Block 3, Lot 8, and having the following metes and bounds, to-wit:

Beginning at a point where the southwestern right-of-way line of Buncombe Street intersects the western right-of-way line of North Laurens Street, and running thence with Buncombe Street N. 33-48 W. 120 feet to an iron pin in the line of property now or formerly owned by Jones; thence S. 21-27 W. 135 feet, more or less, to a point in the northern right-of-way line of West Coffee Street; thence with West Coffee Street S. 69-19 E. 100 feet, more or less, to the point of intersection of West Coffee Street with North Laurens Street; thence with the western right-of-way line of North Laurens Street N. 21-39 E. 66.2 feet to the point of beginning; said property being that on which the Earle Hotel (formerly Virginia Hotel) now stands, and being the same property conveyed to Henry P. Willimon by deeds of Lula R. McBee, as Executrix, and Oscar Hodges, as Trustee, dated January 10, 1947, recorded in Deed Book 305, Page 324, and Annie McBee Moore by deed dated June 18, 1946, recorded in Deed Book 294, Page 244.

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