

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made and entered into as of the 25th day of November, 1970, between Grace Charles Martin and Grace M. Phillips, individually and as Executrices and Trustees under the Will of William T. Martin, deceased, and Thomas L. Martin (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, situate, lying and being in Greenville Township in the City of Greenville, Greenville County, South Carolina, on the south side of West Coffee Street between Laurens and Richardson Streets, being shown and designated on the records in the County Block Book Office as Tax Map 49, Block 4, Lot 9, and having the following metes and bounds according to a plat entitled "Survey for the City of Greenville, South Carolina" dated October 13, 1969, by Campbell & Clarkson Surveyors, Inc.:

Beginning at a point in the south side of West Coffee Street, which point is 113.04 feet west of the southwest corner of Coffee Street and Laurens Street, and which point is at the northwest corner of property now owned by Bill B. Bozeman, et al, and running thence with West Coffee Street 26.29 feet to a point on the south side of West Coffee Street in the line of property now owned by The Peoples National Bank; thence with the line of the Bank property S. 20-31 W. 88.42 feet; thence S. 69-29 E. 26.87 feet to a point which is at the southwest corner of the property now owned by Bill B. Bozeman, et al; thence with the line of said Bozeman property N. 20-31 E. 88.42 feet to the point of beginning, together with all rights, title and interest now owned or hereafter acquired by the Lessors in West Coffee Street. (According to the Order of the S. C. Supreme Court in the case of City of Greenville, et al v. Bozeman, et al, 175 S.E. 2d, 211, upon the closing of West Coffee Street, the Lessors will acquire title to the land extending from their present boundary lines to the center of said street, thereby extending the dimensions of the above described lot by approximately 29.28 feet.)

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