

STATE OF SOUTH CAROLINA)
) MEMORANDUM OF LEASE
COUNTY OF GREENVILLE)

THIS MEMORANDUM OF LEASE made and entered into as of the 22nd day of February, 1972, between Greenville Plaza Associates, a limited partnership (herein referred to as the Lessor), the general partners being Robert B. Russell of Charleston, South Carolina; William L. Gunter of Atlanta, Georgia; and Charles P. Ballenger, Jr. of Greenville, South Carolina, 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 Lessor and the Lessee and bearing even date herewith, the Lessor and the Lessee do hereby covenant, promise and agree as follows:

1. Leased Premises. The Lessor does hereby lease to the Lessee and the Lessee hereby rents from the Lessor for the term hereinafter provided, approximately 33,736.3 square feet plus a drive-in facility in an office building to be constructed on:

All that certain piece, parcel or tract of land in the City of Greenville, Greenville County, South Carolina, bounded on the South by West Washington St., on the East by Laurens Street, on the North by property owned by the City of Greenville, and on the West by Richardson Street, as shown on a plat thereof entitled "Survey for the City of Greenville, South Carolina" dated December 23, 1971 and recorded in the R. M. C. Office for Georgetown County in Book 4J, Page 141.

The above described leased area to be located on the ground floor, mezzanine floor, second floor and A and B levels of said building as delineated in red on Drawing Number P-7008, Sheets AB-3 through AB-6 and Sheets AP-2 and AP-5, prepared by The McPherson Company, (all date stamped December 14, 1971) such drawings having been initialed and dated by a representative of Lessor and of Lessee, which drawings are incorporated herein by reference.

2. Term. The term of this lease shall be for a term of twenty-five (25) years commencing on the first day of the month following the date

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FILED
GREENVILLE CO. S. C.
AUG 23 3 16 PM '72
ELIZABETH RIDDLE
R.M.C.

Consolidation Record Sheet 16 1972 and BK 1064 p. 924