

Lease between the City and County of Greenville, South Carolina, as Lessor, and Realtec, as Lessee, dated May 1, 1972, and running for a term of three (3) years from May 1, 1972, and covering the premises on the east side of Perimeter Road, Donaldson Center, Greenville County, South Carolina, including frame office building #110 located thereon, with all appurtenances attached thereto, and including adjacent parking area for approximately forty (40) cars; together with all renewals and extensions thereof and all rights to such renewals and extensions.

TO HAVE AND TO HOLD the Lease together with all of the rights and privileges therein and thereto unto the Bank, its successors and assigns.

This assignment is made as security for the performance of the terms and conditions of that certain note of even date herewith given by Realtec to the Bank in the sum of Fifty-eight Thousand One Hundred Sixty - nine and 52/100 Dollars (~~\$59,687.28~~^{58,169.54}) borrowed by Realtec from the Bank to pay for certain leasehold improvements to the premises described in the Lease, and as security for the repayment of such other sums as Realtec, from time to time, may borrow from the Bank for such purpose, as evidenced by the promissory note or notes to be given by Realtec to the Bank.

So long as there is no default under the aforementioned note or notes of Realtec to the Bank, or under the Lease, or in the terms and provisions hereof, Realtec reserves the right to continue to occupy the leased premises and to exercise all the rights and privileges of the Lessee under the Lease.

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