

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 8th day of October, 1974, by and between Threatt-Maxwell Enterprises, Inc., a South Carolina Corporation with its principal office in Greenville, South Carolina, hereinafter called "LANDLORD" and Bank of Greer, a South Carolina corporation, hereinafter called "TENANT"; which terms "LANDLORD" and "TENANT" shall include wherever the context admits or requires, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties:

WITNESSETH:

PREMISES

That the LANDLORD, in consideration of the covenants of the TENANT, does hereby lease and demise unto said TENANT and the TENANT hereby agrees to take and lease from the LANDLORD; for the term hereinafter specified, that certain unimproved area and space in the shopping center known as Eastgate Village Shopping Center as shown crosshatched in red on a plot plan attached hereto, as EXHIBIT B, attached hereto and made a part hereof, hereinafter called "Demised Premises" or "Leased Premises" together with the non-exclusive right to use the entrance ways, parking areas, driveways, walkways, and other common facilities appurtenant thereto or to be constructed and maintained as hereinafter provided and all hereinafter called "Common Facilities."

TERM

1. To have and to hold the said premises for an initial term of fifteen (15) years, having a commencement date of June 1, 1975 or on the date on which TENANT opens for transaction of business, whichever first occurs, and ending at midnight on the last day of the last month of the fifteenth year. Provided, however, that the commencement date shall occur no later than the completion date specified in paragraph three (3) hereof.

Landlord \_\_\_\_\_  
Tenant \_\_\_\_\_

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