

(3) The Lessor shall provide and construct on the above described property as his or their expense the following items: (1) a suitable and acceptable bank building 40 x 50 feet with all equipment and fixtures necessary for a banking facility, to include: (a) a vault and vault door; (b) vault ventilation; (c) teller's stations; (d) drive-in windows; (e) night depository; and (f) alarm systems; (2) all necessary paving and grading.

(4) The Lessee is to furnish all fixtures and utilities relating to the business conducted by it.

(5) The premises and the banking facility constructed thereon are to be used by the Lessee for the sole purpose of conducting a banking business.

(6) The Lessor shall be responsible for the maintenance only of the roof and exterior walls, excluding glass. The maintenance and repair of the remaining part of the building, including the glass, plumbing, electrical heating and air conditioning equipment and fixtures shall be the responsibility of the Lessee. The Lessee shall be responsible for any damages to other premises that the Lessee's occupancy may cause. It is agreed that the Lessor shall not be liable for any damage for the faulty condition of the roof and exterior walls, as above defined, unless notice of the condition thereof has been given to him and he has failed to repair the same within a reasonable time.

(7) The Lessee agrees not to effect alterations without the written approval of the Lessor.

(8) A drive and parking area will be maintained by the Lessee.

(9) This Lease shall not be assigned nor shall the premises be sublet without the written permission of the Lessor which shall not be unduly withheld. This paragraph shall not be construed to prevent the Lessee from merging or acquiring other financial interests, who will be bound by these covenants, but shall not relieve the original Lessee from obligations under this Lease.

(10) The Lessee agrees to use said premises in a manner that complies with all applicable statutes and ordinances of the State of South Carolina and County of Greenville and that they will further comply

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