

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 DONN  
 WERSLEY

## MEMORANDUM OF SUBLEASE

THIS AGREEMENT made and entered into as of this 1<sup>st</sup> day of July, 1979, between TRITOR GREENVILLE, INC., hereinafter called the Sublessor, and First Federal Savings and Loan Association of Greenville, South Carolina, hereinafter called the Sublessee.

## WITNESSETH:

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Sublease with amendments bearing even date herewith, between the same parties and covering the same property, the Sublessor hereby subleases unto the Sublessee, its successors and assigns, and the Sublessee hereby accepts as tenant the premises situate, lying and being at the Northwestern corner of the intersection of Old Spartanburg Road and Haywood-Howell Road, near the City of Greenville, County of Greenville, State of South Carolina, consisting of the real property shown outlined in red on Exhibit "A" the same being a plat prepared by W. R. Williams, Jr., dated October 1978, entitled "Survey for Tritor, U. S. A., Inc." recorded in the R.M.C. Office for Greenville County South Carolina in Plat Book 7-F, at Page 1, together with a non-exclusive easement for ingress and egress over and across a portion of the real property shown outlined in blue on Exhibit "A" and known as "Common Easement", and a non-exclusive easement for ingress and egress over and across a portion of the real property shown outlined in green on Exhibit "A" and known as the western onehalf of the "Common Drive" being more fully described in Exhibit "B", together with the right to drain the storm drainage from the subleased premises into the storm drainage system of Sublessor as is more fully shown on Exhibit "C", and a copy of said plat being attached hereto and made a part hereof. The subleased premises are described in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the within described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Sublease unto the Sublessee, its successors and assignn, for an initial term of ten (10) years beginning on January 1, 1979, as set forth in detail therein, and for three (3) successive renewal options of five (5) years each, along with a final renewal option for a period ending March 31, 2007 as set

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