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S.C.
AUG 11 1980
GREENVILLE
SHERLEY

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STATE OF SOUTH CAROLINA)
) SHORT FORM OF LEASE
COUNTY OF GREENVILLE)

THIS INDENTURE OF LEASE made and entered into this
1st day of August, 1980, by and between
PLAINS STREET, a General Partnership, hereinafter called
"Lessor", and COMMUNITY BANK, a Banking Corporation existing
under the laws of the State of South Carolina, Greenville,
South Carolina, hereinafter called "Lessee",

W I T N E S S E T H :

IN CONSIDERATION of the mutual covenants set forth
in the certain collateral Indenture of Lease of even date
herewith, between the parties hereto, which by reference is
made a part hereof, the Lessor does lease unto the Lessee
the premises at or near Simpsonville, South Carolina, and
described in Exhibit "A" attached hereto and made a part
hereof.

TO HAVE AND TO HOLD the demised premises for the
primary term of Ten (10) years, commencing on the 1st day
of August, 1980, and ending at midnight
on July 31, 1990, all upon the same
rents, terms, covenants and conditions as more fully set
forth in the collateral Indenture of Lease referred to above.

At the expiration of the primary term, Lessee is
granted the option to extend the term of this Lease for
four (4) additional and successive periods of ten (10) years
each.

PLAINS STREET
AUG 11 1980
SHERLEY

COMMUNITY BANK
GREENVILLE, S.C.
AUG 11 1980

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