

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S.C.
LEASE AGREEMENT
LEY

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THIS INDENTURE OF LEASE made and entered into this
16th day of November, 1976 by and between H. M. Farr, a res-
ident of Greenville County, South Carolina hereinafter called
"Landlord", and COMMUNITY BANK, a Banking Corporation existing
under the banking laws of South Carolina, GREENVILLE, SOUTH
CAROLINA, hereinafter called "Tenant".

W I T N E S S E T H

In consideration of the mutual covenants, conditions and
rentals hereinafter set forth, the parties hereto agree for
themselves, their successors, heirs and assigns, as follows:

ARTICLE 1. DEMISED PREMISES

1.01 The Landlord hereby leases to the Tenant and the
Tenant hereby rents from the Landlord:

ALL that piece, parcel or lot of land located
lying and being in the State of South Carolina,
County of Greenville, at the intersection of
Cedar Lane Road and Hunts Bridge Road, as shown
on Greenville County Tax Maps as portions of
Parcels 2 and 2.1, Block 2, Sheet B 10, and
further identified as the parcel outlined in
red on Exhibit A, attached hereto and incorpor-
ated herein by reference, containing 25,520 square
feet, more or less.

1.02 TO HAVE AND TO HOLD the Demised Premises, together
with all and singular the improvements now existing or to be
constructed thereon, all appurtenances, rights, privileges and
easements thereto belonging or in anywise appertaining, upon the
terms and conditions hereinafter set forth.

ARTICLE 2. TERM AND OPTIONS TO RENEW

2.01 The term of this lease shall commence on the 16th day
of November, 1976 and shall extend for a full 15 years ending
at midnight on the 15th day of November, 1991.

2.02 Tenant shall hereby be granted the option to extend
the term of this lease for an additional 10 year term, said term
to commence on November 15, 1991. Tenant is further granted the
option to extend the term of this lease for 3 additional 5 year
terms beyond November 14, 2001. In the event any such option to

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RECORDED IN SOUTH CAROLINA
DOCUMENTARY
NOV 17 1976
GREENVILLE COUNTY

4328 RV-2

RECORDED
NOV 17 1976
GREENVILLE COUNTY