

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) REAL ESTATE COMMISSION AGREEMENT

This agreement made and entered into this 26 day of September, 1969, by and between Carolyn G. Jackson, as Landlord, and Jas. H. Woodside & Co., as Agent:

WITNESSETH:

WHEREAS, agent, on behalf of landlord, did negotiate the Lease Agreement dated September 26, 1969, by and between landlord and Southern Bank & Trust Company, Greenville, South Carolina, as tenant, for certain land owned by landlord located near the City of Greenville and situate on the south-easterly side of Rutherford Road, and

WHEREAS, the said lease is for a primary term of fifteen years, with five five-year options granted to the tenant to extend the term of said lease for a total period of 40 years, and said tenant is further granted the option under said lease to purchase the premises on September 30, 1989, and

WHEREAS, agent is entitled to certain commissions for services rendered in negotiating and consumating said lease agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and in further consideration of the premises herein mentioned, the parties hereto agree as follows:

(1) Agent shall be paid a commission equal to five (5%) per cent of the cash rental paid by the tenant to the landlord under the terms of the lease agreement hereinabove referred to during the period commencing October 1, 1969, and continuing thereafter for the remainder of the primary term of said lease and any and all extensions thereof; provided, however, it is understood and agreed that for the primary term of fifteen years, landlord has agreed to pay, and agent has agreed to accept, as its commission, the sum of Two Thousand Six Hundred Thirty Nine and 62/100 (\$2639.62) Dollars, payable upon the signing of this agreement, the receipt of which is hereby acknowledged.

GCTO -----3 DE 2 82 060

4.00CD