

BEGINNING at an iron pin on the westerly side of North Spring Street, which iron pin is N. 19-34 E. 97.9 feet from the north-western corner of the intersection of North Spring Street and East Coffee Street and running thence N. 70-30 W. 78.2 feet to an iron pin in the line of property now or formerly belonging to Hejaz Temple Holding Company; thence with the Hejaz property and the Watson property N. 19-30 E. 100 feet to an iron pin; thence S. 70-30 E. 89 feet to an iron pin on the westerly side of North Spring Street; thence with said Street S. 28-30 W. 688 feet to an iron pin; thence still with said Street S. 19-34 W. 32.1 feet to the point of beginning.

The above described property is the same property conveyed to Fidelity Federal Savings and Loan Association by deeds from James Finlay Atkinson (formerly James F. Finlay, III) dated March 28, 1977, Deborah Ann Kirby (formerly Deborah Ann Finlay) dated April 8, 1977, and Linda Joyce Atkinson (formerly Linda Joyce Finlay) dated March 28, 1977; all of which were recorded in the R.M.C. Office for Greenville County in Deed Books 1054, Page 874, Book 1054, Page 879, and Book 1054, Page 881, respectively.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

TO HAVE AND TO HOLD the Demised Premises for the term of One (1) year and one (1) day, commencing on the 1ST day of APRIL, 1983 and ending at midnight on the 1ST day of APRIL, 1984, all upon the same rents, terms, covenants and conditions as more fully set forth in the collateral Indenture of Lease referred to above.

Tenant is granted the option to extend the term of this Lease for One (1) year, said term to commence on the 2ND day of APRIL, 1984 and to end at midnight on the 1ST day of APRIL, 1985. Tenant is also granted the right at its sole discretion to terminate the lease, at any time during this extension period, upon giving a thirty (30) day written notice to the Landlord.

IN WITNESS WHEREOF, the Landlord and Tenant have caused these presents to be duly executed the day and year first above written.

IN THE PRESENCE OF:

Bruce W. Bogawan

Jacqueline M. Farrell
As to Landlord

Bladen B. Sullivan

S. Dennis Sims
As to Tenant

THE COFFEE STREET COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP

LANDLORD
By: Hamlin Beattie, Jr., S.P. (L.S.)
Hamlin Beattie, General Partner

And: THE BEATTIE COMPANY, A GENERAL PARTNER

By: Hamlin Beattie, Jr., S.P. (L.S.)
Hamlin Beattie

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA

TENANT
By: Omar A. Bell (L.S.)
Title: President

And: Doris Coy (L.S.)
Title: Secretary

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