

1969 by and between Sarah D. Spann as "Landlord" and Fidelity Federal Savings and Loan Association, Greenville, South Carolina, as "Tenant," Memorandum of which is recorded in Deed Book 875, Page 633, Greenville County R.M.C. Office as amended by First Amendment to Lease dated January 29, 1977 for an initial term expiring on August 31, 1994 in the premises described as follows:

ALL that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being at the southwesterly corner of East Coffee Street and North Spring Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey of the property of Sarah D. Spann made by Dalton & Neves, Engineers, dated September 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-C, Page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of the intersection of East Coffee Street and North Spring Street and running thence along the southerly edge of East Coffee Street, N. 71-10 W. 107.8 feet to an iron pin, corner of property now or formerly belonging to the C. O. Allen Estate; thence turning and running with the line of the Allen Estate property, S. 20-53 W. 122.2 feet to an iron pin; thence turning and continuing with the line of the Allen Estate property, S. 70-50 E. 107.8 feet to an iron pin on the westerly edge of North Spring Street; thence turning and running with the westerly edge of North Spring Street, N. 20-57 E. 122.85 feet to the point of beginning.

LESS, HOWEVER, approximately 4,500 square feet, more or less, acquired by the State Highway Department in connection with the widening of Spring Street, known as Road No. S-76, between McBee Avenue and Beattie Street, Greenville, South Carolina, File No. 23.649.

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RECORDED MAR 30 1984 at 12:13 P.M.