

five years, as next above provided, the party of the second part may renew the said lease for an additional period of five years upon the terms and conditions therein stated, except the amount of rental, which shall be One Hundred and Seventy-five (\$175) Dollars per month. It is further agreed that any changes, alterations or additions to the said building shall be done only with the consent of the party of the first part and at the expense of the party of the second part.

It is further agreed that the party of the first part shall during the continuation of this lease or any extension or renewal thereof, keep the said premises in suitable and proper repair. This includes all necessary work to roof, ceilings, walls and floors.

It is further agreed that the party of the second part may sublet any portion of the within leased premises for such unexpired portion of this lease as may exist at the time of said subletting, and that such person, firm or corporation, as accepting a sublease, shall be entitled to all the rights and privileges herein accorded the party of the second part. Nothing in this provision, however, shall release the said party of the second part from the stipulated rental per month as is herein provided.

In case any portion of the within premises be sub-let, the sub-lessee shall not be objectionable to the party of the first part by reason of any unlawful or illegal business to be run therein, and the party of the first part shall not be required to pay any higher insurance rate than would be charged a banking business by reason of such occupancy by such sub-lessee. Any increase of insurance rates as above stated shall be borne by the party of the second part as between the parties hereto. Any damage to the premises caused by the sub-lessee shall be borne by the party of the second part, as between the parties hereto. At the expiration of this lease it shall be optional with the party of the first part whether the Vault in the building shall be removed and the space in the floor so covered

by the Vault refloored by the party of the second part in conformity to the balance of the floor in a good and workmanlike manner. The party of the second part shall have the option of removing the Vault door and the steel frame, thereof, or, if the party of the first part shall desire, she shall cause the steel frame of the door to remain in the Vault structure and purchase a new frame for the party of the second part in case the party of the second part intends to install a new Vault at another location.

And the party of the second part covenants and agrees to pay to the party of the first part the monthly rental as is herein provided and at the expiration of the lease it agrees to quietly and peaceably surrender possession of the said premises and to vacate the same immediately upon the termination of the lease. And the party of the first part covenants that the party of the second part on paying the rent as aforesaid shall and may peaceably and quietly hold and enjoy the said premises as is herein set forth.

In Witness Whereof, the parties hereto have caused these presents to be signed and sealed the day and date first above written.

In presence of: Helena L. Poole (Seal)
Mrs A. H. Chapman, The Fourth National Bank of
as to H. C. Poole Greenville, S. C. (Seal)
A. M. Rickman, By W. L. Cleveland, President
A. L. Hammett
J. P. Poole, Attest: A. L. Mills, Cashier.
as to H. C. Poole.

as to signature
of W. C. Cleveland
A. L. Mills

State of South Carolina.
County of Greenville.
Personally appeared before me A. M. Rickman and made oath that he saw the within named the Fourth National Bank of Greenville, S. C. by its duly authorized officers, W. C. Cleveland, President and A. L. Mills, Cashier, sign, seal and accept the lease hereto attached and that he with A. C. Hammett witnessed the execution thereof.

Sworn to before me this 11 day of Sept. A. D. 1919. A. M. Rickman, Notary Public, S. C.

