

1. That it will, at its expense, make such improvements on the premises as it may require for its purposes and will, at its expense, maintain the same as it deems necessary and for its best interest.
2. That it will pay all taxes and assessments levied against the premises during the term of the lease and will save the Lessor harmless from all expense or liability by reason of its occupancy or use of said premises.

The Lessor covenants and agrees:

1. That the Lessee may, from time to time as its judgment dictates, remove, remodel or erect improvements on the leased premises.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this day and year first above written.

In the Presence of:

W. H. Kelly, Jr.  
Warren C. Schulze  
 As to Lessor

C. Henry Branyon  
 Lessor

Martha L. Moody  
A. G. Hart, Jr.  
 As to Lessee

THE SOUTH CAROLINA NATIONAL BANK  
 By C. M. Gaffney, Jr.  
 Vice Pres. & Trust Officer  
 as Trustee of Branyon Charitable Fund.

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PERSONALLY appeared before me Dorothy L. Moody  
 and made oath that she saw C. M. Gaffney, Jr. as Vice President and Trust Officer of the South Carolina National Bank as Trustee for the Branyon Charitable Fund sign, seal and as the act and deed of the said Bank, deliver the foregoing lease and that she with A. G. Hart, Jr. witnessed the execution thereof.

SWORN to before me this )  
20<sup>th</sup> day of April, 1959. )

A. G. Hart, Jr. (LS)  
 Notary Public for South Carolina )

Martha L. Moody

RAINEY, FANT,  
 BRAWLEY & HORTON  
 ATTORNEYS AT LAW  
 GREENVILLE, S. C.



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