

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made and entered into this 21st day of September, 1970, between Harriet B. Leslie and Bill B. Bozeman, individually and as Trustees, and Flora S. Hudson, Gloria S. Mitchell and David W. Hunt, Jr., (herein referred to as the "Lessors"), and The Peoples National Bank, Greenville, South Carolina, a national banking association (herein referred to as the "Lessee").

WITNESSETH: That, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations and the further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain lease between the Lessors and the Lessee and bearing even date herewith, the Lessors and the Lessee do hereby covenant, promise and agree as follows:

1. Leased Premises: The Lessors hereby lease to the Lessee and the Lessee hereby rents from the Lessors for the term hereinafter provided the following property:

- (a) All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the south side of West Coffee Street in the City of Greenville, and having, according to a survey thereof made by R. E. Dalton, Engineer, February, 1937, the following metes and bounds, to-wit:

Beginning at a point on the south side of West Coffee Street, which point is 87 feet, 2 inches west from the southwest corner of the intersection of West Coffee Street and Laurens Street, and running thence with the south side of West Coffee Street N. 68-12 W. 26 feet, 3-1/2 inches to a point in the center of a brick party wall; thence with said brick party wall S. 22-19 W. 88 feet, 5 inches to a point in the center of said wall; thence S. 68-12 E. 26 feet, 10-1/2 inches to a point; thence N. 21-54 E. 79 feet, 2-1/2 inches to the south side of Coffee Street, the beginning corner.

Together with all rights, title and interest now owned or hereafter acquired by Lessors in West Coffee Street and in any alley extending from West Coffee Street in a southerly direction into the City block wherein the above described property is located.

(Continued on next page)