

FILED
GREENVILLE CO. S.C.
AUG 21 4 24 PM '81
DONNIE S. TANKERSLEY
R.M.C. SUBLEASE AGREEMENT

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THIS SUBLEASE AGREEMENT, dated the 28th day of July, 1981, between TRANSOUTH FINANCIAL CORPORATION, a South Carolina corporation, herein called the "Sublessor", and RONALD E. PHILLIPS, herein called the "Sublessee",

W I T N E S S E T H:

WEREAS, by a lease dated September 26, 1978 for premises known as Building Number 14, Golden Strip Shopping Center, Mauldin, South Carolina, leased by Landlord to Sublessor for a term of five (5) years commencing on October 15, 1978 and continuing through October 14, 1983, a copy of which said lease is hereto annexed, marked "Exhibit A" and made a part hereof;

AND WHEREAS, Sublessor has agreed to sublease said premises to Sublessee and Sublessee has agreed to accept the sublease on the terms stated herein;

NOW, THEREFORE, it is agreed as follows:

1. The term of this sublease shall be for a period of two years, two months, fourteen days commencing on August 1, 1981 and continuing through October 14, 1983.
2. The Sublessee shall pay to the Sublessor rent of Two Hundred Seventy-Five and no/100 Dollars (\$275.00) per month, payable on or before the tenth day of each month during the term hereof, which Sublessee agrees to pay in lawful money of the United States. All rent payments are to be made payable to Transouth Financial Corporation and mailed to such payee at Post Office Box F-471, Florence, South Carolina 29501, ATTN: W. Bailey Watson, Staff Attorney.
3. Sublessee shall not, without the prior written consent of the Sublessor and the Landlord, assign this sublease or further sublet the premises or any part thereof.
4. In the event the Sublessee is in default under this sublease, Sublessor may re-enter on premises and immediately thereupon this sublease shall terminate, without releasing Sublessee from its rent obligations hereunder.

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DOCUMENTARY
STAMP

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