

THIS AGREEMENT, made in the City of Greenville, State of South Carolina, this 9th day of April, 1946, by and between the REALTY NATIONAL CORPORATION, a corporation duly created, organized and existing under, and by virtue of the laws of the State of South Carolina, hereinafter called the "Lessor", and COOLEY & MARVIN, partnership consisting of H. A. Marvin, G. W. Chase, and C. W. Bennett; hereinafter called the "Lessee", WITNESSETH:

WHEREAS, the Lessor represents and warrants that it is the owner of certain premises located in the City of Greenville, State of South Carolina, known as the Franklin National Life Building; and,

WHEREAS, the Lessee desires to lease the premises in said Building now occupied by it upon the terms and conditions hereinafter set forth:

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

FIRST: That the Lessor does hereby lease and devise unto the said Lessee all of that space now occupied by the Lessee on the second floor of the said Franklin National Life Building, including all those certain rooms from No. 201 to 209, for a term of one (1) year, beginning on the 1st day of April, 1946, and ending on the 31st day of March, 1947, for the monthly rental, or sum, of One Hundred and Seventy Five (\$175.00) dollars, payable in advance, on or before the first day of each month during said term.

SECOND: That the Lessor shall, at all necessary times, furnish, free of charge to the Lessee, all necessary and sufficient heat, light, water, janitor, elevator and other service.

THIRD: That the Lessor undertakes hereby to maintain the leased premises in good and substantial repair during the said term of the lease.

FOURTH. That in the event the said building should at any time be destroyed or so damaged by fire, or other casualty, as to be unfit for the occupation or use by said Lessee, then the rent herein reserved, shall, until said building shall have been made fit for occupation, be suspended and cease to be payable.

FIFTH. That the Lessee hereto shall have the right, at its option, to renew said lease for as many as four additional terms of one year each, upon the same terms and conditions above set forth. The Parties hereto agree that said lease shall be automatically extended for the four additional terms of one year each unless the said Lessee, by notice in writing, shall notify the Lessor, his heirs and assigns, at least sixty (60) days prior to the expiration of the then current term, of said Lessee's intention to terminate said lease at the end of the said current term.

SIXTH. The Lessor and Lessee herein does each hereby bind itself, its successors and assigns, to faithfully perform each and all of the provisions set forth in this lease.

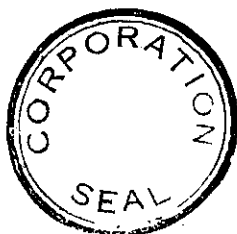
IN WITNESS WHEREOF, The Lessor, The Realty National Corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, and the Partners have caused this instrument to be signed and sealed in their partnership name, by H. A. Marvin, one of the active partners, thereunto duly authorized.

In the presence of:

Paul R. Long, Jr.
James W. Noe.

In the presence of:-

Lawrence Hawley
A. Marie Curley



REALTY NATIONAL CORPORATION

BY: J. P. Thompson
President
Fred M. Thompson
Secretary
LESSOR

COOLEY & MARVIN

BY: H. A. Marvin
H. A. Marvin

LESSEE.