

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

OLLIE WORTH  
R.M.G.

LEASE

This Lease entered into this 25TH day of January 1960, by and between Lawyers Office Building, Inc., a South Carolina Corporation, hereinafter designated as the Lessor, and The Prudential Insurance Company of America, a corporation, hereinafter designated as the Lessee,

WITNESSETH

In consideration of the terms, covenants and rentals hereinafter stated, the Lessor does hereby rent and lease unto the Lessee, and the Lessee does hereby lease and rent from the Lessor certain office space owned by the Lessor situate in the State and County aforesaid, in the City of Greenville, being designated as room number 121 in the Lawyers Office Building on East North Street, said room containing two hundred (200) square feet, more or less.

*[Handwritten signature and stamp]*

The term of this Lease shall be for a period of one year commencing on July 1, 1960, and terminating at midnight on the 30th day of June, 1961.

The Lessor further grants unto the Lessee an option to extend or further renew the said Lease for an additional period of one year from July 1, 1961 to midnight June 30, 1962 upon the same terms, rentals and conditions provided, however, that said option shall be exercised in writing, directed to the Lessor ninety (90) days prior to June 30, 1961.

*[Handwritten initials]*

The Lessee agrees to pay the Lessor a monthly rental in the amount of Fifty (\$50.00) Dollars, payable in advance on or before the first day of each and every month.

The Lessor agrees to furnish and provide all electrical service, heat, air conditioning and necessary janitor service at no additional expense to the Lessee.

The Lessee agrees to take such office space in the condition existing at the commencement of occupancy and shall make no repairs or alterations thereto without the written consent of the Lessor. The Lessor shall not be responsible for any damage resulting from any faulty condition of the building unless the Lessee has given written notice thereof to the Lessor and the Lessor shall refuse to make necessary repairs within a reasonable time.

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