

34-08 E. 93.8 feet to the beginning corner and being the same property conveyed to The Peoples National Bank, Greenville, S. C. by Paul P. Efstration and James A. Ballas by deed dated October 12, 1948, recorded in the R. M. C. Office for Greenville County in Deed Vol. 382 at Page 185, and by S. B. Francis by deed dated July 13, 1948, recorded in said R. M. C. Office in Deed Vol. 352 at Page 461, less that portion conveyed by the Bank to Paul P. Efstration and James A. Ballas by deed dated October 12, 1948, recorded in Deed Vol. 382 at Page 185.

2. TERM : The term of this Lease shall be for one year, commencing on the first day of June, 1971, and ending on the 31st day of May, 1972, both dates inclusive, unless sooner terminated as herein provided.

3. RENTAL : The Tenant shall pay to the Landlord during the term of this Lease a gross rental of Eleven Thousand, Two Hundred Fifty Dollars (\$11,250.00) per year to be paid in monthly installments of ^{NINE HUNDRED -} ~~One Thousand, Twenty~~ ^{THIRTY - SEVEN & 50/100 \$ 937.50} Dollars and ~~Eighty-three cents (\$1,020.00)~~ each, in advance, on the first day of each month, beginning with June 1, 1971.

4. OPTIONS : The Tenant shall have two options to renew this Lease for one year each, under the same terms and conditions, (except for termination) provided tenant gives Landlord not less than sixty days' written notice of its intention so to do prior to the expiration of the within term or prior to the expiration of the first year option. The tenant shall have the privilege at any time during the first year option or the second year option of terminating the lease provided Tenant gives Landlord one hundred twenty days' written notice of its intention to terminate and provided the rent is paid in full through the termination date.

5. USE : Tenant agrees to use the building and premises for the operation of a branch bank only, together with parking, and further agrees not to use or permit said building to be used for any unlawful purpose, or to operate premises in any manner that may become a nuisance.

6. REPAIRS : The Tenant, at its expense, shall have the full responsibility for the repair, upkeep, and maintenance of the property during the term of this lease or any renewals thereof. The Tenant agrees to hold Landlord