

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MEMORANDUM OF LEASE

This Memorandum of Lease Agreement made and entered into this 26th day of May, 1972, by and between Yorktown Development Corporation, a South Carolina corporation, hereinafter referred to as Landlord, and Southern Bank and Trust Company, a banking institution organized and existing under the laws of the State of South Carolina, hereinafter referred to as Tenant,

W I T N E S S E T H:

For and in consideration of the rents reserved and the mutual covenants and agreements contained in that certain Lease Agreement heretofore executed by and between Landlord and Tenant, Landlord does hereby demise and let unto Tenant, its successors and assigns, upon the terms and conditions therein more specifically set forth, the following described premises, to wit:

All that certain piece, parcel or tract of land situate, lying and being at the South Westerly corner of the intersection of Cedar Lane Road and Parker Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as "Southern Bank" as outlined and shown on Plot Plan for Westowne Shopping Center, prepared by Liles, Clarke and Associates, dated July 22, 1971, last revised May 9, 1972, (revision No. 4), reference to which is hereby craved.

1. That said lease shall be for a term of twenty (20) years, commencing August 1, 1972, and shall terminate on July 31, 1992; provided, however, that Tenant, at its option, shall have the right to renew the term of said lease for two (2) consecutive periods of ten (10) years each.

(Continued on next Page)