

State of South Carolina)
County of Greenville)

Lease.

This Agreement made and entered into this 25th day of January, 1936, by and between Woodside Securities Company, a Corporation, hereinafter referred to as Lessor, and Franklin Savings & Loan Company, a corporation, hereinafter referred to as Lessee,
Witnesseth:

That in consideration of the payments as herein provided and of the mutual covenants herein contained, the Lessor does hereby lease and demise unto the Lessee that portion of the South Carolina National Bank Building situate on the South side of East Washington Street in the City of Greenville, S. C., in the block between Brown and Spring Streets, being known as No. 108-110 East Washington Street in the enumeration maintained by the City of Greenville, to-wit: - All that space on the first floor of said building West of the lobby and of the entrance hall, also the safety deposit boxes located in the safe at the South end of the lobby of said building, subject, however, to the conditions and reservations hereinafter set forth.

To Have and To Hold unto the Lessee for and during the full term of three years commencing on the 1st day of March, 1936, and ending on the 28th day of February, 1939, inclusive, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessee does hereby agree to lease said space and the safety deposit boxes referred to above for said term and to pay therefor unto the Lessor a rental of Thirty-nine Hundred Sixty (\$3,960.00) Dollars to be paid at the rate of One Hundred Ten (\$110.00) Dollars per month in advance on the first day of each and every calendar month during the life of this lease.

The Lessor proposes to lease unto C. Douglas Wilson & Company or to some other suitable tenant or tenants the space east of said lobby and to grant to said tenant or tenants the use of the lobby. Likewise the Receivers of the Peoples State Bank of South Carolina have express license from the Lessor for using the book vault in the safe on the East side of said building and have been granted the privilege of using said lobby in connection with the business pertaining to the receivership. Right to and privilege of the joint use of said lobby is hereby expressly granted the Lessee by the Lessor.

It is expressly understood and agreed that the Lessee may not rent the safety deposit boxes hereinabove referred to or any of them until May 1, 1937, or until having first procured the consent of a proper officer of the South Carolina National Bank. The Lessor hereby agrees to abate to the Lessee the sum of Fifteen (\$15.00) Dollars per month until May 1st, 1937, or until permission is given the Lessee by the South Carolina National Bank to rent said safety deposit boxes. Such abatement shall immediately cease when said permission is granted and in no event shall the abatement continue beyond May 1, 1937.

(over)