

by fire or other casualty or the portion occupied by the Lessee so damaged as to be totally or partially unfit for occupation and use, then the rent herein reserved or a fair and just proportion thereof, according to the nature and extent of the damage, shall abate and cease to be payable until said building shall have been repaired and made fit for occupation and use or this lease may, at the option of the Lessor, be declared terminated.

Should the Lessee fail to pay any installment of rent within sixty days after the same shall become due and payable, or fail to perform any of the covenants and conditions herein contained, then, in such event, the Lessor may, at its option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the redelivery of possession of said premises.

In the event of the bankruptcy of the Lessee or in the event that the Lessee shall be placed in the hands of a receiver, or shall make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and may take immediate possession of the premises.

This lease may be assigned or the premises herein leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:-

(1) That the Lessee shall first secure the approval of the Lessor.

(2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein.

(3) That neither the assignee, nor sub-lessee, shall operate a banking institution or do anything which would in any way conflict with the lease and sale agreement entered into by and between Lessor and The South Carolina National Bank of Charleston, dated May 25, 1932, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 169, at page 357.

The Lessee, however, may sub-lease a portion or portions of the said premises without the approval of the Lessor, but subject still to the same conditions outlined in (2) and (3) above.

In Witness Whereof the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and year first above written.

In the presence of:

Lottie Chandler
C. E. Ashmore
As to Lessor

Woodside Securities Company
Lessor

By J. B. Ricketts - Pres.
And C. F. Woodside Sec. & Treas.



Helen Tharin
E. L. Jones
As to Lessee

Franklin Savings + Loan
Company (L.S.) Lessee
By J. D. Todd - Pres.
And L. M. Todd Sec. & Treas.

State of South Carolina
County of Greenville.

Personally appeared before me Lottie Chandler,