

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

## L E A S E

THIS AGREEMENT made and entered into this February 4th, 1946 by and between the Realty National Co., a South Carolina corporation with its principal place of business in Greenville, S. C. hereinafter called the Lessor and Franklin National Life Insurance Company, a South Carolina corporation with its principal place of business at Greenville, S. C., hereinafter called the Lessee,

W I T N E S S E T H

1. That the Lessor does hereby lease and demise unto the Lessee, Suite 509 consisting of four large and three small offices and hall back of stairway on Fifth Floor of the Franklin National Life Building situate on the North side of West Washington Street between Laurens and Richardson Streets, in the City of Greenville, S. C.
2. The Lessor is to furnish light, heat, water, janitor and elevator services to the lessee, its agents, patrons, servants, and employees.
3. This lease is to run for a term of five years from February 1st, 1946, with the option to the Lessee to renew this lease for an additional five year period at a rental to be agreed upon. The Lessee shall pay to the Lessor a rental of \$225.00 per month for and during the first five year term of this lease, the payment to be made at the end of each and every month. Further, during the term of this lease or any renewal thereof, the Lessor, its successors and assigns shall not change the name of the building but shall retain the name of Franklin National Life Building until the Lessee shall move its home offices from said building at which time the name of the building shall be changed by the then owner thereof.
4. The Lessee shall notify the Lessor, its successors or assigns of its desire to renew this lease not less than one year prior to the expiration of the first five year term which notice shall be given in writing. Within thirty days after such notice, the Lessor, its successors or assigns shall in writing notify the Lessee of the monthly rental which it will require from the Lessee during the second five year term and when the parties have agreed upon a rental for said additional term, same shall be reduced to writing and signed by the parties and attached as a supplement to this lease.
5. It is understood that the Lessee plans to use the offices hereby leased for the purpose of carrying on a Life Insurance Company business or some related business. The Lessee shall not have the right to sub-let the premises herein leased without the written permission of the Lessor.
6. The destruction of the premises by fire so as to render them unfit for occupancy or two months arrears of rental of rent shall terminate this lease at the option of the Lessor. If the damage to the premises are only temporary and can be repaired within 90 days then the Lessee shall have the right to have the rental suspended during said period or the Lessee may at its option terminate the lease. The Lessee agrees to make good all breakage of glass and other injuries done to the premises during the term except such as are produced by natural and ordinary wear and tear and decay, and the Lessee agrees not to make any improvements or alterations in the premises without the written consent of the Lessor.

IN WITNESS WHEREOF, the parties hereunto have set their Hands by their duly authorized officers and the Seals of the respective corporations.

In the Presence of:

A. C. Mann

Charlotte Stevenson

REALTY NATIONAL CO. (L. S.)

BY: J. P. Thompson  
President

Fred M. Thompson  
Secretary.

FRANKLIN NATIONAL LIFE INSURANCE COMPANY (L.S.)

BY: C. O. Milford  
President

W. C. Ellis  
Secretary.

