

This Indenture, made and entered into this twelfth day of January
in the year one thousand nine hundred and 1953
Between The South Carolina National Bank of Charleston

of the City of Greenville, in the County of Greenville
and State of South Carolina, hereinafter called the "Landlord" and The Prudential
Insurance Company of America, a corporation organized under the laws of the State of New Jersey, and
having its principal office in the City of Newark, County of Essex, and State of New Jersey, hereinafter
called the "Tenant";

Witnesseth: That the Landlord has let and rented, and by these presents does let and rent, unto
the Tenant, for the term of two years and five months from the first
day of February in the year 1953 and ending the thirtieth day
of June in the year 1955 the premises as follows: Rooms 1304 and 1306 comprising
approximately 543 sq. ft. of floor space, on the thirteenth floor of the South Carolina
National Bank Building situated on the Easterly side of Main Street between Washington
Street and McBee Avenue and identified as 13-17 South Main Street, Greenville,
South Carolina.

And the Tenant does covenant and agree to pay the Landlord as rent for the said premises the sum
of ---ONE THOUSAND TWO HUNDRED and NINEFY SIX--- dollars per annum
payable in equal monthly instalments of ---ONE HUNDRED and EIGHT--- dollars
that it will use and occupy the said premises as the office of a life insurance company, and not for any other
purpose; that it will not sublet the said premises or any part thereof, nor assign this lease, without the
consent of the Landlord; and that it will, at the expiration of said term, surrender the said premises in
as good condition as the same now are, ordinary wear and tear and damage by the elements or from other
unavoidable cause excepted.

For the rental above specified the Landlord also agrees to furnish the following services: Heat;
electricity for lighting and other office uses, together with bulbs and/or fluorescent tubes and starters suffi-
cient to give adequate light; hot and cold water; elevator service; window cleaning; adequate and clean
lavatories and toilets; together with sufficient supply of soap, towels, and toilet tissue; and janitor service
for the premises, including the halls and stairways giving access thereto.

The landlord shall, at its own expense, redecorate the entire premises in accordance with paint-
ing and decoration specific tions labeled Schedule E, excepting woodwork which shall be re-
finished in existing color; said schedule is identified by the initials of the duly authorized
representative of the landlord and the tenant.

It is further understood and agreed, that while lease begins February 1, 1953 payment of rental
as quoted herein will begin when the demised premises are made available for tenant's occupancy.

The Landlord further agrees that during the term herein provided or any renewal or extension
thereof, no portion of said building containing the leased premises shall be used for manufacturing, for the
sale of intoxicating or spirituous liquors for consumption upon the premises, or other purpose rendering
it unsuitable or undesirable, for the location of an insurance company's office. Landlord agrees to make
such repairs and redecorations of the leased premises as may be necessary during the leasehold period.

It is expressly agreed that the Tenant may securely attach to the premises, with screws or otherwise,
and may maintain for its use during the continuance of this lease or any renewal or extension thereof,
such desks, fixtures, counters, grilles, partitions, shelving, safes or other articles as may be convenient for
the conduct of its business. It is also agreed that all such fixtures and equipment installed by the Tenant
shall remain the property of the Tenant, and the same may be removed by it at, or prior to, the expiration
of this lease or any renewal or extension thereof.

In case of the destruction of the building containing the leased premises or of the premises them-
selves by fire or the elements, either during the term hereby created or prior thereto, or during any renewal
or extension period, or in case of such partial destruction thereof as to render the premises wholly untenan-
table and unfit for occupancy, or in case the premises should be so badly damaged that they cannot be
repaired within sixty days after the happening of such damage, then and in any such event, the term shall
cease and determine as of the date of such damage or destruction, and the Tenant shall be required to pay
rent only to the date of such damage or destruction; provided, however, that should the said premises be
capable of restoration to their previous good tenantable condition within sixty days from the happening of
such damage, the Landlord shall enter and repair the same with all reasonable speed, but no rent shall
accrue after said damage until such time as the repairs shall have been completed. Unreasonable delay
on the part of the Landlord in commencing or carrying forward repairs in a case in which the premises are
capable of such restoration within sixty days, shall entitle the Tenant to declare the lease terminated as of
the date of the happening of such damage.

This lease embodies the entire agreement between the parties. There are no promises, terms, con-
ditions or obligations referring to the subject-matter, other than those contained herein. There may be no
modification of this lease, except in writing, executed with the same formalities as this lease.

~~It is expressly understood and agreed that at the expiration of this lease the Tenant shall have options
of extension of its tenancy for year each, on the same terms and conditions as
herein contained.~~

In Witness Whereof the Landlord and the Tenant have duly executed these presents in proper
legal manner.