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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CLERK

NORTH

L-E-A-S-E

This lease agreement made and entered into by and between Blake P. Garrett, hereinafter referred to as the Lessor and Fountain Inn Federal Savings and Loan Association, hereinafter referred to as the Lessee.

W-I-T-N-E-S-S-E-T-H

That in and for the consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Lessor does hereby let and lease unto the Lessee the following described premises, situate in the Town of Fountain Inn, State of South Carolina, to-wit:

All that office space on the northwestern side of Trade Street, known as a portion of the Blake P. Garrett building, and fronting on said street twenty-four (24) feet, with a depth of sixty-five (65) feet and being that portion of the Garrett building which is adjacent to Flora's Beauty Shop.

(2) TO HAVE AND TO HOLD the above described premises for and during the term of five (5) years beginning on January 1, 1960 and ending on the first day of January 1962, with the understanding, however, that the Lessee, its successors and assigns, shall have the right or option to extend or renew said lease, upon the same terms and conditions, from year to year, for a period of ten (10) years after the expiration of the present terms, upon giving the Lessor thirty days notice in writing of such intention to renew or extend and the consideration for this option is included in the rent payments made by the Lessee.

(3) In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor the sum of sixty-five (\$65.00) dollars per month, in advance, beginning on the first day of January 1960.

(4) The Lessee shall have the right to construct within said premises the necessary facilities, such as counters, partitions and the like, so as to provide the Lessee with

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