

MAY 3 10 03 AM 1965
CLERK OF COURTS
GREENVILLE S.C.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS LEASE AGREEMENT entered into this 29th day of April, 1965, by and between MILDRED ROPER WILKINSON, of Greenville, S. C., hereinafter called "Landlord", and Southern Bank and Trust Company, Greenville, S. C., hereinafter called "Tenant",

W I T N E S S E T H:

For and in consideration of the rental payments to be made as hereinafter set forth, and of the mutual covenants herein contained, the Landlord does hereby agree to lease unto Tenant, and Tenant does hereby agree to take the following described premises:

All that certain piece, parcel or lot of land, with the paving and other improvements now thereon and to be erected thereon, situate at the southeast intersection of East North and North Irvine Streets, in the City of Greenville, S. C., and having according to a plat of the Wilkinson property recorded in the RMC Office for Greenville County, S. C. in Plat Book III, page 105, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of East North and North Irvine Streets, and running thence with the line of East North Street S 66-38 E 70 feet to an iron pin; thence S 22-43 W 154.3 feet to an iron pin at a 10 foot alley; thence along the line of said 10 foot alley N 66-43 W 70.35 feet to an iron pin at the corner of said 10 foot alley and North Irvine Street; thence with the line of North Irvine Street N 22-51 E 154.4 feet to the point of beginning.

TOGETHER with the continuous right to use any rights-of-way owned or controlled by the Landlord, or the use of which the Landlord has a right to grant to tenant which are in use on the day of the execution of this lease, leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right-of-way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which the Landlord has a right to grant to Tenant, or which the Landlord owns or controls.

TO HAVE AND TO HOLD the demises premises for a term of fifteen (15) years, commencing on the first day of June, 1965 and expiring on the 31st day of May, 1980, with four, fifteen year renewal options, all of which if exercised would extend the term of this lease up to but not beyond May 31, 2040, all upon the same rents, terms, covenants and conditions as more fully set forth in a certain collateral indenture of lease of even date herewith, between the parties hereto, which by reference is

(Continued on next page)

See Affidavit to S.B.T. Real Estate Inc. - See Plat Book 848 Page 473