

-2-

WHEREAS, the location of said entire investment by the South Carolina National Bank complex will result in an increased impetus to downtown commerce and improved public convenience and a daily influx of bank employees and customers,

W I T N E S S E T H:

PREMISES

That for and in consideration of conveyance to the City of a parcel of land described in Exhibit "A" attached hereto and incorporated herein by reference and the rent reserved and of the mutual covenants and agreements herein contained, the Landlord does hereby demise and lease unto the tenant an unimproved parcel of land located in the municipal parking building at Spring and Washington Streets, Greenville County, South Carolina, described as follows: approximately 6,593 sq. ft. on the ground floor, shown on a plat of J. E. Serrine Co., Engineers, (Dwg. No. 7718-C-1) dated May 16, 1974 entitled "Leased Property, South Carolina National Bank, Greenville Municipal Parking Facility", attached hereto and incorporated herein by reference as Exhibit "B", hereinafter called the "demised premises". It is agreed that columns and supports for Landlord's parking building shall be as shown on a plat of J. E. Serrine Co., Engineers, (Dwg. No. 7718-C-2) dated May 16, 1974 entitled "Leased Property, South Carolina National Bank, Greenville Municipal Parking Facility" attached hereto and incorporated herein by reference as Exhibit "C". Landlord specifically reserves for its own use the air rights exceeding a height of seven and one-half feet above ground level and sub-surface rights below the demised premises provided, however, Tenant shall have the right to construct at its own expense a concrete floor and the necessary plumbing, piping, electrical conduits, etc., underneath said floor as may be necessary to service its drive-in bank facility. The premises are more particularly described as follows (as surveyed and platted by J. E. Serrine Co. and shown by said plat dated May 16, 1974):

BEGINNING at a point, said point being the point of intersection of Southern right of way margin of Washington Street with the Western right of way margin of Spring Street; thence with the Western right of way margin of Spring Street South 20 degrees 30

4328 RV-2