

c/o Caine Company, P. O. Box 2007, Greenville, S. C. 29602,
or to such other address as LANDLORD may direct from time
to time by written notice forwarded to TENANT by registered
or certified mail.

All notices required to be given to TENANT shall
be sent by registered or certified mail to TENANT at:

The Bank of Greer
At Demised Premises

or to such other address as TENANT may direct from time to
time by written notice forwarded to LANDLORD by registered
or certified mail.

COMMON
FACILITIES
MAINTENANCE
CHARGE

23. LANDLORD shall maintain in good repair and
in a clean and orderly condition all of the Common Facilities,
including without limitations, all parking areas and drive-
ways, all exterior and interior lighting for the Common
Facilities and all landscaping; and in general, LANDLORD
shall maintain the facilities as a first-class shopping
center.

TENANT shall pay to LANDLORD, as a charge therefor,
an initial sum equal to ten (10) cents per annum per square
foot of total area of building as TENANT'S share of LANDLORD'S
maintenance costs for Common Facilities, which sum shall
be due and payable in advance monthly, at the first of each
month. Said charge to be adjusted as per Cost of Living
Adjustment article herein.

COST OF
LIVING
ADJUSTMENT

24. At the end of every fifth lease year during the
term hereof, the initial annual sums due by TENANT, as
contribution to Merchants' Association, and as charge for
maintenance of Common Facilities, shall be adjusted by a
percentage equal to the percentage change in the Cost of
Living Index, more specifically known as the Consumer Price
Index for All Items, published by the U. S. Department of
Labor, Bureau of Labor Statistics, between the 1975 annual
average and the annual average for the year preceding each

Landlord _____
Tenant _____

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