

It is expressly understood and agreed that the Tenant herein, its successors and assigns forever, shall have the right to use said common wall as shown on said plat but shall have no liability with respect to any repair, maintenance, or upkeep thereof.

TO HAVE AND TO HOLD the demised premises for the term commencing on date hereof and ending at midnight on August 31, 1994, all upon the same rents, terms, covenants, and conditions as more fully set forth in the collateral Indenture of Lease referred to above.

Tenant is granted the option to extend the term of this Lease for fifteen (15) years, said term to commence on September 1, 1994, and to end at midnight on August 31, 2009. Tenant is also granted the successive option to further extend the term hereof for an additional ten (10) years, said term to commence on September 1, 2009, and to end at midnight on August 31, 2019.

Tenant is granted the option to purchase the demised premises on August 31, 1991.

IN WITNESS WHEREOF, the Landlord and Tenant have caused these presents to be duly executed the day and year first above written.

IN THE PRESENCE OF:

Sharon D. Pittman
Richard D. ...
As to Landlord

Ramath A. Humphreys, Virginia A. Potter and Lloyd A. Beattie

Lloyd W. Vaughan
Peterina S. Poole
As to Landlord
Elizabeth A. Askins

Ramath A. Humphreys (LS)
RAMATH A. HUMPHREYS

Virginia A. Potter (LS)
VIRGINIA A. POTTER

Elizabeth A. Askins (LS)
ELIZABETH A. ASKINS

Lloyd A. Beattie (LS)
LLOYD A. BEATTIE

"LANDLORD"

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, Greenville, South Carolina

"TENANT" (SEAL)

Ernie C. Price
Lester C. McAfee
As to Tenant

BY: William R. ...
Title

AND: Doris ... Secretary
Title

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