

EXHIBIT "A"
ASSIGNMENT OF SUBLESSEE'S INTEREST Vol 1171-115
IN SUBLEASE AND ASSUMPTION OF OBLIGATIONS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE made and entered into this 30th day of November, 1970,
between Grace Charles Martin and Grace M. Phillips, individually and as Executrices
and Trustees under the Will of William T. Martin, deceased, and Thomas L. Martin
(herein referred to as the "Lessors"), and The Peoples National Bank, Greenville,
South Carolina, a national banking association (herein referred to as the "Lessee").

1. Leased premises: Upon and subject to the conditions and limitations set forth below, the Lessors lease to the Lessee and the Lessee rents from the Lessors, the following property (herein referred to as the "Premises"):

- (a) All that certain piece, parcel or lot of land, situate, lying and being in Greenville Township in the City of Greenville, Greenville County, South Carolina, on the south side of West Coffee Street between Laurens and Richardson Streets, being shown and designated on the records in the County Block Book Office as Tax Map 49, Block 4, Lot 9, and having the following metes and bounds according to a plat entitled "Survey for the City of Greenville, South Carolina" dated October 13, 1969, by Campbell & Clarkson Surveyors, Inc.:

Beginning at a point in the south side of West Coffee Street, which point is 113.04 feet west of the southwest corner of Coffee Street and Laurens Street, and which point is at the northwest corner of property now owned by Bill B. Bozeman, et al, and running thence with West Coffee Street 26.29 feet to a point on the south side of West Coffee Street in the line of property now owned by The Peoples National Bank; thence with the line of the Bank property S. 20-31 W. 88.42 feet; thence S. 69-29 E. 26.87 feet to a point which is at the southwest corner of property now owned by Bill B. Bozeman, et al; thence with the line of said Bozeman property N. 20-31 E. 88.42 feet to the point of beginning, together with all rights, title and interest now owned or hereafter acquired by the Lessors in West Coffee Street. (According to the Order of the S. C. Supreme Court in the case of City of Greenville, et al v. Bozeman, et al, 175 S.E. 2d, 211, upon the closing of West Coffee Street, the Lessors will acquire title to the land extending from their present boundary lines to the center of said street, thereby extending the dimensions of the above described lot by approximately 29.28 feet.)

- (b) All buildings, structures and other improvements now or hereafter located on the above described land; and
- (c) All rights-of-way or of use, servitudes, licenses, tenements, hereditaments, appurtenances and easements now or hereafter belonging or pertaining to any of the foregoing.

2. Term: The term of this lease shall be for 99 years commencing on October 1, 1970, and ending on September 30, 2069, both dates inclusive, unless sooner terminated as herein provided.

3. Rent: The Lessee shall pay to the Lessors during the term of this lease a net annual rental as follows:

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