

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.
JUN 16 2 55 PM '75
CLERK OF COURTS

THIS INDENTURE made this 16th day of June, 1975.

By and Between MRS. FOFO PHILLIS

of Greenville, South Carolina, hereinafter referred to as the Landlord, and
NORTH CAROLINA MUTUAL LIFE INSURANCE COMPANY of Durham, North Carolina

hereinafter referred to as the Tenant,

WITNESSETH: That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, and described as follows:

Property of the Landlord, located in the City of Greenville, South Carolina, and known as 100 Green Avenue.

The term of this demise shall be for five (5) years beginning August 1, 1976, and ending July 31, 1981

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of Four Thousand Two Hundred and No/100-----(Dollars).

The said rental to be payable in advance on the first day of each month, in equal monthly installments as follows: Three Hundred Fifty and No/100 -----(Dollars).

The at the office of ~~the~~ Furman Co., Greenville, S. C., Agent of Landlord.

The above letting is upon the following conditions:

First. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid

Second. The Tenant covenants and agrees to use the demised premises only as a office for the conduct of Tenant's life insurance business and allied services.

Third. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.

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