

THIS LEASE, made this 17th day of AUGUST, 1964, between
 MRS. J. L. MAHN AND MRS. MARGARET M. CROMER, hereinafter called the
 Lessors and THE LIFE INSURANCE COMPANY OF VIRGINIA, a life insurance
 company with its home office in Richmond, Virginia, hereinafter called
 the Lessee,



VITAESE

The Lessors, for and in consideration of the rent reserved and the covenants, stipulations, provisions, conditions, and agreements hereinafter set forth on the part of the Lessee to be paid, kept, performed, complied with and other good and valuable considerations, receipt of which is hereby acknowledged, doth hereby lease and demise unto the Lessee those certain premises to be constructed by said Lessors as hereinafter provided, on that certain parcel of land in the City of Greenville, South Carolina, described as follows:

Lot fronting 50 feet on the westerly side of Broadus Avenue and having a depth of 221 feet being the northerly 50 feet of Lot 16, Block 2, Greenville City Block Book, Greenville, South Carolina, and parking space for not less than thirty automobiles on a parking area paved with asphalt "black top" at Lessors' cost and expense, for use of Lessee's employees and customers located on the above described premises and on the adjoining southerly 50 feet of Lot 16, Block 2, Greenville City Block Book, which land is 50 feet by 221 feet, including a parking lot driveway to be used jointly by Lessee and other tenants of Lessors should the Lessors construct a building on the southerly 50 feet of Lot 16, Block 2.

LESSORS COVENANT

Lessors, as a part of the consideration of this agreement, do hereby covenant and agree, at their own cost and expense, to, with reasonable dispatch, erect on the above described premises, a one-story building containing approximately 2,886 square feet of gross space, the construction of which shall include, but shall not be limited to the following:

1. Area of 37 feet width by 78 feet length arranged as shown on plan attached identified as "Floor Plan - Exhibit A".
2. Counters and cabinets to be installed as provided on plan attached identified as "Counter-Cabinet Plan - Exhibit B" subject to such modifications as lessee and lessors may agree upon.
3. General construction shall follow the "General Requirements for Office Building Attached marked Exhibit C".

(CONTINUED ON NEXT PAGE)

REC'D 4 29 PM 1965

CITY OF GREENVILLE