

MAY 28 1965 2.50

33253 LEASE

BOOK 774 PAGE 281

THIS LEASE made this 6th day of May, 1965, between Walter S. Griffin, herein called "Lessor", and Commercial Credit Corporation, herein called "Lessee", a South Carolina corporation,

WITNESSETH:

Premises leased hereunder:

A. For Use if Lease Covers Existing Premises. Lessor hereby leases unto Lessee the following described premises for a period of 5 years beginning July 1, 1965, and ending June 30, 1970.

COMPLETE

515 Buncombe Street and parcel or lot of land on the western side of Buncombe Street adjacent thereto running along the western side of Buncombe Street North 38.5 feet and West 125 feet, Greenville, South Carolina; also the southerly one-half of the lot owned by Lessor facing on Butler Avenue directly west of the aforescribed property, said latter lot being bounded on the South by property now or formerly of the Hunt Estate, on the West by Butler Avenue, on the North by the remaining one-half of said lot owned by Lessor, and on the East by a narrow strip of the paved parking lot lying between this tract and the other parking lot already leased herein. The northerly boundary of this latter tract shall be an imaginary line running generally northwest to southeast along the center of the entire lot owned by Lessor on Butler Avenue, said imaginary line being generally parallel to the southerly boundary of said lot and dividing the entire lot owned by Lessor at that location in halves as closely as possible. This latter parcel shall also be used for parking purposes only.

consisting of _____ square feet, more or less.

B. For Use if Premises Are to be Constructed for Lessee. Lessor will construct the premises to be leased hereunder upon the property located at _____ (No.) _____ (Street) _____ (City) _____ (County) _____ (State).

Lessor will lease the premises to Lessee for a period of _____ years, beginning upon actual occupancy thereof by Lessee. The leased premises will

(1) provide Lessee with approximately _____ square feet of floor space, on the _____ floor of the building in which the leased premises are located, arranged according to the floor plan attached hereto as Exhibit A, and made a part hereof.

(2) be constructed in a workmanlike manner, according to specifications attached hereto as Exhibit B, and made a part hereof, and Lessee shall be entitled to inspect said premises after completion of construction thereof to determine that construction has been accomplished in accordance with the floor plan and specifications approved by Lessee. In the event that said construction of the premises has not been accomplished in accordance with said floor plan and specifications, Lessee shall have the option of requiring Lessor to make such alterations in construction as shall cause the same to comply with the floor plan and specifications, or of declaring this Lease to be null and void and of no effect.

(3) be ready for occupancy by Lessee not later than _____, 19____. Time is of the essence. Should the leased premises not be ready by the date in this sub-paragraph indicated and should Lessee nevertheless elect to perform this Lease and occupy the leased premises, the beginning and ending dates and rental payment dates herein provided shall be adjusted to reflect the actual date of occupancy of the leased premises by Lessee.

2. At Lessee's option, Lessee shall be entitled to renew or extend this Lease for _____ Terms to be negotiated year(s) each or any part thereof by giving Lessor written notice of intention to so renew or extend not later than sixty (60) days prior to the expiration of this Lease. The same rent and the same covenants and agreements as provided herein shall be effective during such renewal or extended term.

3. Lessee agrees to pay Lessor rent, amounting to Five Thousand, Five Hundred and Twenty Dollars (\$ 5,520.00) per year, payable in equal monthly installments of Four Hundred Sixty and no/100 Dollars (\$ 460.00) each, in advance, beginning July 1, 1965.

4. The following services and utilities shall be furnished continuously throughout the term hereof by and at the cost and expense of the party indicated:

Service or Utility	Lessor	Lessee
Electricity		X
Heat		X
Water		X
Janitorial Services - If Lessor is to provide, describe in detail (including frequency and type) under sub-paragraph 4.2.		X
Air Conditioning Maintenance & Service		X
Air Conditioning Repair	Maximum to Commercial Credit Corp/ \$100.00 per repair job	X

4.1 All taxes upon the leased premises shall be paid by Lessor. Lessee shall not be liable for premiums for fire and extended coverage insurance; provided, however, that Lessee will not use inflammable substances upon the leased premises nor use the leased premises so as to cause any increase in premiums for such insurance.

4.2

(Continued on next page)