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STATE OF SOUTH CAROLINA)	CHOPE FORM OF LEACE
COUNTY OF GREENVILLE)	RT FORM OF LEASE
THIS INDENTURE OF	LEASE made and ent	ered into this 12th ,
day of <u>September</u>	, 1969, by and betw	een SARAH D. SPANN, here-

inafter called "Landlord", and FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIA-

WITNESSETH

TION, GREENVILLE, SOUTH CAROLINA, hereinafter called "Tenant";

In consideration of the mutual covenants set forth in the certain collateral Indenture of Lease of even date herewith, between the parties hereto, which by reference is made a part hereof, the Landlord does lease unto the Tenant the following described premises:

All that certain piece, parcel or lot of land situate, lying and being at the southwesterly corner of East Coffee Street and North Spring Street, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey of the property of Sarah D. Spann made by Dalton & Neves, Engineers, dated September, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4C, page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of the intersection of East Coffee Street and North Spring Street, and running thence along the southerly edge of East Coffee Street N 71-10 W 107.8 feet to an iron pin, corner of property now or formerly belonging to the C. O. Allen Estate; thence turning and running with the line of the Allen Estate property S 20-53 W 122.2 feet to an iron pin; thence turning and continuing with the line of the Allen Estate property S 70-50 E 107.8 feet to an iron pin on the westerly edge of North Spring Street; thence turning and running with the westerly edge of North Spring Street N 20-57 E 122.85 feet to the point of beginning.

TO HAVE AND TO HOLD the Demised Premises for the term of twenty-five (25) years, commencing on the first day of September, 1969 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

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