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STATE OF SOUTH CAROLINA)	
		SHORT FORM OF LEASE
COUNTY OF GREENVILLE)	

THIS INDENTURE OF LEASE made and entered into this 12th, day of September, 1969, by and between RAMATH A. HUMPHREYS, VIRGINIA A. POTTER, ELIZABETH A. ASKINS and LLOYD A. BEATTIE, hereinafter called "Landlord", and FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, SOUTH CAROLINA, hereinafter called "Tenant";

WITNESSETH:

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, with the buildings and improvements thereon, situate, lying and being within the City Block bounded on the south by East Washington Street, on the west by North Brown Street, on the north by East Coffee Street, and on the east by 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 Estate of C. O. Allen, made by Dalton & Neves, Engineers, dated August, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, page 31, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly corner of the intersection of North Spring Street and East Washington Street, and running thence with the northerly edge of East Washington Street, N 69-54 W 209.2 feet to an iron pin at the northeasterly corner of the intersection of East Washington Street and North Brown Street; thence turning and running with the easterly edge of North Brown Street N 19-27 E 244.06 feet to an iron pin at the southeasterly corner of the intersection of North Brown Street and East Coffee Street; thence turning and running with the southerly edge of East Coffee Street S 71-10 E 107.7 feet to an iron pin at the corner of property belonging to Sarah D. Spann; thence turning and running with the line of the Spann property S 20-53 W 122.2 feet to an iron pin; thence turning and continuing with the line of the Spann property S 70-50 E 107.8 feet to an iron pin on the westerly side of North Spring Street; thence turning and running with the westerly edge of North Spring Street S 20-57 W 126.0 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

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