

SUBLETTING AND ASSIGNING. That Tenant may assign this lease or sublet the whole or any part of the demised premises as often as the Tenant desires to do so, but if Tenant does so, Tenant shall remain primarily liable and responsible under this lease.

CONTINUED POSSESSION OF TENANT. That if Tenant continues to occupy the premises after the last day of the term hereof and if this lease is not renewed or extended in writing, and Landlord elects to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created, which shall be upon the same terms and conditions, including rental, as those herein specified.

FIXTURES. That Tenant, or Sublessee or Assignee of Tenant, may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures, and banking equipment (which equipment shall include but shall not be limited to bank vault, bank vault doors, bank drive-in service windows, and all other bank tellers' windows and other bank equipment, but excluding lighting fixtures and heating and air-conditioning equipment excepting such lighting fixtures, heating and air-conditioning equipment as may be simultaneously replaced with fixtures and equipment of at least equal value). Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.

GAS AND ELECTRICITY. That the Tenant shall pay all charges for water, gas, electricity, sewerage, and other utilities used on said premises during the term of this lease.

REPAIRS. That Landlord shall maintain roof and outer walls in good serviceable condition. That Tenant will keep the interior of said building in good repair, and will deliver said building and premises (unless the lease be terminated because of condemnation or other proceedings as provided in the paragraph hereof entitled "Condemnation"), at the termination of this lease, in good order and repair, due allowance being made for obsolescence and reasonable wear and tear.

DAMAGE CLAUSE. Should the whole or any part of the improvements at any time standing on the demised premises be partially damaged or wholly destroyed by fire or other cause after the commencement of the term of this lease, such destruction or injury shall not operate to terminate this lease, but this lease shall continue in full force and effect, and Landlord agrees at his own expense without unnecessary delay, to restore or rebuild said improvements to a condition equal to or better than that just prior to said loss. No rent shall be paid during any period the premises remain sufficiently damaged to render Tenant unable to use said premises for the normal operation of Tenant's business. The term of this lease shall be automatically extended for the length of time said premises remain unusable.

INSURANCE. Landlord shall, during the entire term hereof, keep the demised premises, including all improvements, alterations, additions and changes in and to the demised premises made by Tenant, insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in an amount equivalent to the cost of rebuilding and restoring same.

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