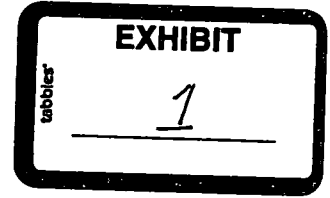


# **EXHIBIT 1**

Wachovia Plan  
Resign + Capital

LEASE

between



DD GREENVILLE LLC  
LANDLORD

and

SHERMAN FINANCIAL GROUP, LLC  
TENANT

DATED: May 15, 2003

THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT  
TO THE SOUTH CAROLINA UNIFORM ARBITRATION ACT SECTION 15-48, ET  
SEQ., OF THE CODE OF LAWS OF SOUTH CAROLINA (1976), AS AMENDED.

	commonly known as Wachovia Place.
BUILDING ADDRESS	15 South Main Street, Greenville, SC 29602
NAME & ADDRESS FOR RENTAL REMITTANCE	c/o Insignia/ESG, Inc. 15 South Main Street Suite 900 P.O. Box 1807 Greenville, SC 29602 Attn: Christie Couch
TENANT	Sherman Financial Group, LLC a Delaware limited liability company
TENANT'S ADDRESS	15 South Main Street, Suite 700, Greenville SC 29602
TENANT'S REPRESENTATIVE	Scott Kester
RENTABLE FLOOR AREA OF TENANT'S SPACE	45,527 square feet
TOTAL RENTABLE FLOOR AREA OF THE BUILDING	151,386 square feet
TENANT'S PROPORTIONATE SHARE	Thirty and 07/100 percent (30.07%). Tenant's Proportionate share shall be adjusted, if Tenant leases any additional space in the Building, to equal the ratio of the rentable area of Tenant's Space to the rentable area of the Building.
COMMENCEMENT DATE	December 1, 2003
SCHEDULED EXPIRATION DATE	November 30, 2013
RENT	<u>Base Rent</u> : Sixteen Dollars (\$16.00) per rentable square foot per annum for the 44,065 square feet of Office Space, plus Twelve Dollars (\$12.00) per rentable square foot per annum for the 1,462 square feet of File Storage Space, for a total of Seven Hundred Twenty Two Thousand Five Hundred Eighty Four Dollars (\$722,584) per year, or \$60,215.33

includes  
1462 sq ft

	<p>per month.</p> <p><u>Adjustments to Base Rent:</u> As set forth in Section 4.1, the Base Rent shall be subject to (i) abatement during the one year period from December 1, 2003 to November 30, 2004, and (ii) annual adjustment from and after December 1, 2004.</p> <p><u>Additional Rent:</u> Operating Cost Escalation pursuant to Section 4.2 and other amounts designated in this Lease as Additional Rent</p>
BASE YEAR	The calendar year 2004, subject to the special provisions of Section 4.2.2(b) regarding real estate taxes.
SECURITY DEPOSIT	NONE
<del>PERMITTED USES</del>	<del>General Office Use</del>
TENANT'S PUBLIC LIABILITY INSURANCE	Commercial General Liability insurance policies or Comprehensive General Liability insurance policies with a Broad Form Comprehensive Liability Endorsement including Contractual Insurance and with a combined single limit of at least \$3,000,000.00 per occurrence on a per location basis, covering death, personal injury and property damage.

3.4 Landlord's Lien Waiver. Landlord hereby expressly waives its statutory lien with respect to Tenant's personal property and trade fixtures with respect to any financing thereof in favor of a lender. Landlord agrees, upon Tenant's request from time to time, to execute and deliver to Tenant's lender, or to the agent representing Tenant's lenders (the "Agent"), in commercially reasonable form and substance a landlord waiver, whereby, among other customary provisions, Landlord acknowledges and consents to the lender's or Agent's liens against Tenant's personalty and fixtures installed by Tenant in the Premises and the priority of the lender's or Agent's interest therein ranking higher than any interest claimed by Landlord therein.

3.5 Representatives. Each party authorizes the other to rely in connection with their respective rights and obligations under this Article III upon approval and other actions on the party's behalf by Landlord's Representative in the case of Landlord or Tenant's Representative in the case of Tenant or by any person designated in substitution thereof or addition thereto by notice to the party so relying.

#### ARTICLE IV - RENT

4.1 Rent. Tenant agrees to pay, without any notice, demand, offset or reduction whatsoever, to Landlord, the Rent in equal monthly installments as set out in Section 1.1, subject to the adjustments hereinafter set forth, in advance on the first day of each calendar month included in the Term; and for any portion of a calendar month at the beginning or end of the Term, at the rate payable for such portion, in advance. Rent shall consist of: (a) Base Rent, and (b) any Additional Rent identified in this Lease, including but not limited to Operating Cost Escalation as set forth in Section 4.2 and charges for additional services under Section 5.1.

4.1.1 Annual Adjustment. For all periods to and including November 30, 2004, the Base Rent shall be computed at the annual and monthly amounts set forth in Section 1.1. For each succeeding twelve (12) month period during the Term (i.e., commencing December 1, 2004 and continuing until November 30, 2005, after which time the next succeeding annual adjustment shall apply), the annual Base Rent (as the

foreclosure proceedings, if necessary to effect such cure), in which event this Lease shall not be terminated while such remedies are being so diligently pursued.

#### ARTICLE IX -DEFAULT

9.1 Events of Default. The occurrence of any of the following events if not remedied within the allotted time period, if any, hereinafter provided shall constitute an Event of Default by Tenant under this Lease: (1) Failure of Tenant to pay any regularly recurrent component of Rent on the due date for payment, and the continuation of such failure for more than ten (10) days after notice (provided, however, such notice and such grace period shall be required to be provided by Landlord and shall be accorded Tenant, if necessary, only two (2) times during any twelve (12) consecutive month period of the Term, and an Event of Default shall be deemed to have immediately occurred upon the third (3rd) failure by Tenant to make a timely payment as aforesaid within any twelve (12) consecutive month period of the Term, it being intended by the parties hereto that such notice and such grace period shall protect against infrequent unforeseen clerical errors beyond the control of Tenant, and shall not protect against Tenant's lack of diligence or planning in connection with its obligations to make timely payment of regularly recurrent components of Rent); (2) Failure of Tenant to pay any other component of Rent on the due date for payment or any other charge or sum to be paid to Landlord by Tenant when invoiced therefor, and the continuation of such failure for more than thirty (30) days after notice for any other monetary failure; (3) Failure by Tenant to comply with any of the rules, regulations, agreements, covenants, terms and conditions contained or referred to herein (other than the failure to pay Rent and other sums of money), if not remedied for a period of thirty (30) days following receipt of notice thereof; provided, that in the event a default or breach is not reasonably susceptible of being remedied within such thirty (30) day period, the time permitted Tenant to remedy the default or breach shall be extended for as long as shall be reasonably necessary to remedy same if Tenant commences promptly and proceeds diligently until successful to remedy such default or breach, except that the period for remedying a default or breach shall not be so extended if the extension in Landlord's reasonable judgment may jeopardize the value of the Lot or Building or the interest of