

## TITLE TO REAL ESTATE

during the term of said lease, except that upon the exercise of the option payment shall be made of a prorated sum to the next regular rental installment date after crediting thereon the prorated unearned portion of the option payment for the period during which the option is exercised, and except that the final payment preceding the termination of the term of the lease shall be prorated to the day of such termination.

This lease shall be for a term of five years from the date of the exercise of the option aforesaid and may be extended upon the same terms and conditions and for the same rental for an additional term of five years. The extension of the term of this lease for an additional period of five years may be effected by the Lessee by notice in writing to the Lessor given at any time prior to the expiration of the original term of five years, and upon the giving of such notice the term of this lease shall automatically be extended for an additional period of five years beginning upon the expiration of the original term of five years.

The Lessor agrees to pay all taxes and other assessments against the property during the terms of this option and lease, except such taxes as are specifically attributable to buildings, fixtures and personal property erected or placed upon the land by the Lessee.

The Lessee shall be permitted to erect and maintain upon said property all the necessary buildings, towers, poles, wires, guy lines and other apparatus to be used in connection with or incidental to broadcasting by radio or other means of communication and upon the termination of this option and lease the Lessee shall be entitled to remove from the property any and all buildings, towers, poles, wires, guy lines and other apparatus used for broadcasting purposes or which may have been erected upon said property by the Lessee.

The Lessee agrees that it will not intentionally sow or plant bermuda grass or wild onions on the land occupied by it under the terms of this lease and agrees to keep high grass and weeds on the property cut down.

IN WITNESS WHEREOF, the Lessor has hereunto set his hand and seal and the Lessee has caused this instrument to be executed by its duly authorized officer this 16th day of March 1946.

Witnesses as to Lessor:

J. M. Hodgens

C. M. Gaffney, Jr.

J. Thomas Jones (L. S.)

Lessor

GREENVILLE BROADCASTING COMPANY, (L. S.)

Witnesses as to Lessee:

Harriet R. Wright

C. M. Gaffney, Jr.

Lessee

BY: Scott Russell

Prest.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

PERSONALLY appeared before me J. M. Hodgens who, being duly sworn, says that he saw J. Thomas Jones, Lessor, sign, seal and as his act and deed deliver the foregoing Lease Agreement, and that he, with C. M. Gaffney, Jr. witnessed the execution thereof.

Sworn to before me this 16th day of March, 1946.

C. M. Gaffney, Jr. (L. S.)

J. M. Hodgens.

Notary Public for South Carolina.

