

X.

Lessor covenants that the Lessee shall have the full, quiet, peaceable and exclusive possession and enjoyment of the entire premises throughout said five (5) year lease period, subject, however, to the terms and conditions hereof.

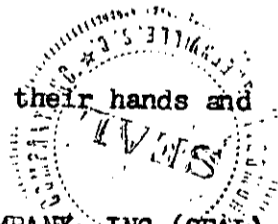
XI.

The Lessee is given the right to purchase the leased premises for a consideration of Thirty Thousand (\$30,000.) Dollars at any time during the original five (5) year term of this lease. The Lessor reserves the right to sell the premises at any time during the occupancy by the Lessee subject to the terms and conditions of this Lease and with the further provision that the Lessee shall be given the first refusal on any sale. The Lessee in the event of any sale, shall be notified in writing thereof and shall have twenty (20) days thereafter to elect to purchase the premises. This is to say that during the five (5) year period, the Lessor may sell the premises at any time for less than \$30,000.00 but the Lessee shall be given the first refusal thereof. Similarly the Lessor may sell the premises during the five year term for a price in excess of thirty thousand (\$30,000.00) dollars with the provision that the Lessee shall have the automatic right to purchase for thirty thousand (\$30,000.00) dollars by notifying the Lessee within twenty (20) days after receiving notice of such sale. During any renewal of this Lease, the sole right of the Lessee shall be to have the first refusal on any sale.

XII.

This lease, and all of its terms, provisions, covenants and limitations, shall not only be binding upon and inure to the benefit of the respective parties hereto, but also their heirs, executors, administrators, representatives, successors and assigns.

IN TESTIMONEY WHEREOF, the parties have hereunto set their hands and seals in duplicate, of the day and date first above written.



PIEDMONT BROADCASTING COMPANY, INC. (SEAL)
By W. W. Williams (SEAL)
Lessor

In presence of:
J. H. [Signature]
J. H. [Signature]

Katherine M. Simpson (SEAL)
J. Lee A. Filson (SEAL)
Lessee