



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE S.C.
JAN 22 9 54 AM 1964
OLLIE FAIRBANKS
October 10 1963
P.M.C.

Plat Recorded in Book 740 Page 463

THIS INDENTURE made this 8th day of

By and Between Greenville Airport Commission

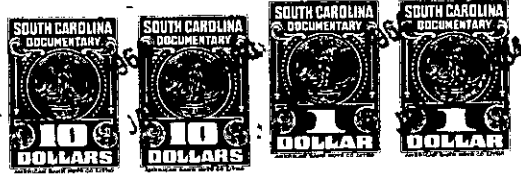
of Greenville, South Carolina, hereinafter referred to as the Landlord, and

Airfare, Inc. of Greenville, South Carolina

hereinafter referred to as the Tenant,

WITNESSETH: That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, and described as follows:

A certain portion of the property owned by the Greenville Airport Commission including a portion of the terminal building, as shown on the attached plat entitled "Survey for Greenville Municipal Airport," prepared by Piedmont Engineers and Architects, dated September 17, 1963. (Exhibit "A")



The term of this demise shall be for Ten (10) Years beginning October 1, 1963, and ending September 30, 1973

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of Six Thousand and No/100 (\$6,000.00) ----- Dollars

The said rental to be payable in advance on the first day of each month, in equal monthly installments as follows:
Minimum rental
Five Hundred and No/100 (\$500.00) ----- Dollars
(See paragraph 3 for revised rent rate at that time.)

at the office of Alester G. Furman Co., Greenville, S. C., Agent of Landlord.

The above letting is upon the following conditions:

First. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

Second. The Tenant covenants and agrees to use the demised premises only as a terminal and aviation service for sales of aircraft, restaurant and allied functions.

Third. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.

(CONTINUED ON NEXT PAGE)