



STATE OF SOUTH CAROLINA)
) LEASE
COUNTY OF GREENVILLE)

This Lease, executed in duplicate, this the 14th day of May, 1965, by and between Harriet B. Leslie, hereinafter referred to as the Lessor, and Leslie Advertising Agency, hereinafter referred to as the Lessee,

WITNESSETH:

That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessee, for the purpose of operating an advertising agency, and upon the terms and conditions and subject to the covenants and agreements herein set forth, for a period of ten (10) years, commencing on the 1st day that the building being constructed by the Lessor is completed and ready for occupancy by the Lessee, the following described real estate:

All that piece, parcel, or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, at the intersection of Cleveland Street and Winterberry Court, being known and designated as Lot No. 1-A of the property of William A. Leslie as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book VV, at Page 155, and having such metes and bounds as appears thereon.

The parties hereto, for themselves and their respective heirs, successors and assigns, do hereby covenant and agree as follows:

1. RENT RESERVED. Lessor hereby reserves and Lessee covenants and agrees to pay to the Lessor, an annual rental for said premises during the term thereof in the sum of Six Thousand, Five Hundred Four and No/100 (\$ 6,504.00) per year, which shall be paid in equal monthly instalments, in advance, of Five Hundred Forty-Two (\$ 542.00) Dollars each between the first and fifth days of each and every calendar month during the ten year term of this lease. Lessor agrees at her expense to forthwith proceed to construct a building on the above described premises in accordance with the plans and specifications agreed upon by the parties, and it is agreed that when said building is ready for occupancy by the Lessee that said rental shall commence. Should said building be ready for occupancy on any day other than the first day of the month, the rent for said month shall be prorated accordingly.

2. ASSIGNING OR SUBLETTING. It is further understood and agreed between the parties hereto that the Lessee shall have the right to assign this lease or sublet the demised premises, or any portion thereof, provided that the Lessee first obtains the written consent of the Lessor as to the terms and conditions of such assignment or subletting; and it is further understood that the Lessor's consent to any such assignment or subletting shall not be unreasonably withheld.

3. MAINTENANCE AND REPAIR OF BUILDING. Lessor covenants that she will, at her expense, keep and maintain the exterior of the building, including the roof, in good order and repair during said term; Lessee covenants that it will, at its own expense, keep and maintain in good order and repair the entire interior of said building.

4. PAYMENT OF TAXES, ASSESSMENTS AND UTILITIES. Lessor agrees that she will promptly pay, as and when the same become due and payable, all taxes, levies and assessments levied upon the demised premises prior to or during the continuance of this lease, and further agrees that in the event of her default therein Lessee may pay the same and deduct the amount thereof, together

(Continued on next page)