

The Lessor agrees to pay all taxes and other assessments against the property during the term of this Lease, except those taxes that are attributed to buildings, fixtures and personal property erected or placed thereon by the Lessee.

This Lease and Option when executed by the parties hereto takes precedence and cancels all previous lease and option agreements entered into by the parties hereto.

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 officers, this the 14th day of December, 1965.

IN THE PRESENCE OF:

Eunice D. Shelton

J. Thomas Jones (LS)
J. Thomas Jones
Lessor,

Harry R. Stephenson, Jr.

BROADCASTING COMPANY OF THE
CAROLINAS, INC. (LS)
By Robert A. Schmid
Vice President
Lessee.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Eunice D. Shelton, who, being duly sworn, says that she saw the within named J. Thomas Jones sign, seal and as his act and deed deliver the foregoing instrument, and that she saw the within named Broadcasting Company of the Carolinas, Inc., by Robert A. Schmid, its ~~Vice~~ President, sign, seal and as the act and deed of said corporation deliver the within written instrument, and that she with Harry R. Stephenson, Jr. witnessed the execution thereof.

SWORN TO before me this)
14th day of December, 1965.)

Harry R. Stephenson, Jr. (LS)
Notary Public for South Carolina)

Eunice D. Shelton

Recorded December 28th., 1965 At 10:29 A.M. # 18905