



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FEB 9 1 55 PM 1951
GREENVILLE, S.C.
LEASE

THIS LEASE entered into by and between Greenville Community Hotel Corporation, a corporation, hereinafter referred to as Lessor, and the Greenville News-Piedmont Company, a corporation, hereinafter referred to as Lessee, this 8th day of February, 1951.

W I T N E S S E T H :

That in consideration of the rental hereinafter mentioned and the covenants and conditions hereinafter set forth, the Lessor has granted, bargained and leased, and by these presents does grant, bargain and lease unto the Lessee for use as a radio station, the following described premises:

All that floor space in the basement of the Poinsett Hotel on the West side of South Main Street, now occupied by Station WFBC, and more particularly shown on a blue-print attached to an earlier lease between the parties hereto. The lease premises includes the two outside entrances shown on the blueprint above referred to, one of which is now blocked by an air conditioning unit. Lessee also has the right to make reasonable use of the West Court Street entrance to the hotel, but shall not be entitled to the exclusive use thereof.

The term of this lease shall be for a period of five (5) years, commencing March 1, 1951, and ending at midnight, February 28, 1956.

The Lessee agrees to pay for the use of the premises the sum of Three Hundred Fifty & no/100 (\$350.00) Dollars per month, due and payable on the last day of each and every calendar month during the term of said lease, beginning with the last day of March, 1951.

The Lessor agrees to furnish Lessee without additional charge the presently existing toilet facilities, water, electric current for lighting purposes and heat in proper seasons. All necessary electric current and power required by the Lessee for the operation of the broadcasting station and for such signs as it may maintain shall be provided by the Lessee at its own expense.

The Lessee agrees to take the premises just as they are and assume