

in Greenville County, South Carolina, on the southwestern side of U.S. Highway 176, near the North Carolina-South Carolina State Line, with the buildings located thereon.

The terms and conditions above referred to are as follows:

This Lease shall become effective as of the date of its execution, and shall continue and remain in full force and effect until the first day of April, 1966, unless sooner terminated by failure of the parties of the second part to comply with the terms and conditions contained in this Lease, or by the purchase of said premises upon the terms and conditions hereinafter set out in said Lease.

The rental price to be paid for said premises during the term of this Lease shall be Seventy-Five Dollars (\$75.00) per month, to be paid on the first day of each month, in advance.

During the term of this Lease the parties of the second part shall provide and pay for all light, water, heat, and other utilities for said premises, and shall keep the interior of said premises in good repair. All repairs, replacements, and additions to the heating, lighting, and plumbing systems shall be considered a permanent part of the real estate, but the parties of the second part may remove other fixtures by them placed in or upon said premises, but they shall repair any damage or disfigurement to the premises caused by such removal.

During the term of this lease the party of the first part shall make all necessary repairs to the roof and outside walls of said premises as soon as reasonably possible after having been notified by the parties of the second part that such repairs are necessary, it being the duty of the party of the first part to keep said premises in such state of repair as to make them habitable and useful for the purposes for which they are leased, namely, for the operation of a radio station.

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