

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Vol 1057 PAGE 303
INDENTURE OF LEASE

THIS INDENTURE OF LEASE made and entered into by and between Mr. H. P. McManus, hereinafter referred to as "Landlord", and Carolina Cable Co., Inc., a South Carolina corporation, and Greer Associates d/b/a Greer Cablevision, hereinafter referred to as "Tenant", this 25th day of April, 1977.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the rents hereinafer reserved, the mutual promises one to the other, and the other terms and conditions of this agreement, Landlord hereby leases and demises unto Tenant and Tenant accepts, on the terms and conditions hereinafter stated, all that certain 2.79 acres of ground situate, lying and being in Chick Springs Township, Greenville County, S.C., being shown and designated according to the plat prepared by Tri-State Surveyors dated February 18, 1972, which is attached hereto and incorporated herein by reference;

TOGETHER WITH an easement for access and egress from Hunt Street as is also shown and delineated on said survey attached hereto.

(1) The term of said lease shall coincide exactly with the franchise granted by the City of Greer, S.C. to Carolina Cable Co., Inc. and which is known as City Ordinance No. 66, as the same may be, from time to time, amended or modified, including the transfer of said franchise to Greer Associates d/b/a Greer Cablevision. It is agreed and understood that the original term of said franchise was fifteen (15) years and that the initial term of this lease shall expire concurrent with the expiration of the initial fifteen (15) year franchise period as granted by the City of Greer.

(2) Tenant agrees to pay and Landlord agrees to accept the sum of One Hundred Fifty (\$150.00) Dollars per month as rent, to be due and paid on or before the first of each month.

H. SAMUEL STILWELL
ATTORNEY AT LAW
GREENVILLE, S. C.

FILED
GREENVILLE CO. S. C.
APR 25 1977
CLERK OF SUPERIOR COURT

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