

FEB 2 11 AM 1954

BOOK 493 PAGE 293

FEB 2

OLLIE FARNSWORTH  
R. M. C.STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

LEASE



This Lease made and entered into this 1st day of February, 1954, by and between Piedmont Broadcasting Company, Inc., hereinafter referred to as the Lessor, and Katherine M. Simpson and John A. Ellison a partnership d/b/a Paramount Radio Company hereinafter designated as the Lessee.

In consideration of the terms, covenants and rental hereinafter stated, the Lessor does hereby lease, rent, let and demise unto the Lessee and the Lessee does hereby lease, rent, let and demise from the Lessor premises owned by the Lessor and situate at No. 400 Mayberry Street in the City of Greenville, County of Greenville, State of South Carolina, consisting of a certain lot of land upon which is located a building and other improvements, said premises being more fully described in deed of Textile Broadcasting Company to Piedmont Broadcasting Company, Inc. recorded in the R. M. C. Office for Greenville County in Vol. 419, at page 208, upon the following terms, conditions, covenants and limitations, to wit:

## I.

This Lease shall become effective under all of its covenants, terms, conditions and limitations, commencing with the occupancy of the said premises by the Lessee which occupancy, however, shall commence in any event on or before February 20, 1954, and the term of the Leasehold period shall continue for a full period of five (5) years from and after said occupancy. An option is granted to the Lessee to renew or extend this Lease for an additional term of five (5) years upon the same terms, conditions, covenants and limitations as contained herein. In the event of the exercise of said option by Lessee written notice of such election shall be forwarded to the Lessor ninety (90) days prior to the expiration of the original five year term. At the expiration of the term including any extension, all rights hereunder shall expire and terminate unless sooner terminated, cancelled and ended as hereinafter provided.

## II.

During the term of this Lease the Lessor reserves and the Lessee