

5. The said Lessee in consideration of the payment of \$1.00 and the covenants of the Lessor hereby covenants with the said Lessor as follows:

I. That he will install and maintain the said TV Distribution System in a workmanlike manner and will replace any defective parts within a reasonable time.

II. Lessee shall rent service on a monthly basis to the individual tenants of the apartment project; the rent to be charged and collected by Lessee shall not exceed the highest charge allowed a community antenna system by the Public Service Commission, or other State regulatory body with jurisdiction. The Lessee may terminate the service of any tenant for non-payment of the monthly charge; upon default by Lessor, Lessee may terminate service and withdraw the entire TV Distribution System upon 90 days written notice to Landlord and subscribing tenants.

6. The Lessee shall pay to Lessor the sum of \$1.00 per year per building as rent for the required real estate, access, and electricity until termination.

7. The Lessee shall have the option to extend this lease for an additional period of ten years upon the same terms herein contained; option to be exercised by thirty (30) days notice in writing prior to the end of the initial term.

8. Upon the termination of the lease, the lessee shall have 90 days to remove the TV Distribution System and the lessor will cooperate fully therein.

9. Lessee may assign his rights or interest in this lease, but Lessee shall remain liable for the carrying out of all covenants hereof on his part to be performed.

Signed and Sealed this 18th day of September, 1970.

Witness:

Harriet Weatherall

James A. Leavelle

Shelma B. Pickens

Shelma B. Pickens

Greenville Apartment Co.

By: Charles C. ...
President

(Landowner) (Lessor)

by ...
(Lessee)

STATE OF SOUTH CAROLINA

NOTARY PUBLIC

Ruby W. McCarter and
William H. Cantrell, Jr. Vice President
his, act +
Shelma B. Pickens Secretary and
in the execution of
Cable color of Greenville Inc.

2nd

April 1971 (Continued on next page) x Ruby W. McCarter

Ollie Jamaworth (SEAL)

Notary Public, S.C.

10-15-79

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