

STATE OF South Carolina
COUNTY OF Greenville

LEASE

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THIS LEASE made this 30th day of March, 1971, by and between

B and B INVESTMENTS, INC.

hereinafter called the Landlord, which expression shall include its, his, her, or their devisees, executors, administrators, successors, heirs and assigns, and

James H. McLean and William W. Cantrell, Jr.

hereinafter called the Lessee, his executors, administrators, successors or assigns, witnesseth as follows:

1. In consideration of the rent and the Lessee's covenants hereinafter contained, the Landlord hereby leases to Lessee the necessary space for a TV Distribution System to be installed by Lessee in apartments in buildings on property owned by the Landlord located in

See S-1

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GREENVILLE CO. S. C.
MARCH 31 1971
CLERK OF SUPERIOR COURT

Installation to be made with full cooperation of Landlord.

2. The term of this lease shall be for ten (10) years commencing on the date the first apartment in the project is rented.

3. The TV Distribution System shall consist of the chattels as listed in Schedule "A" attached hereto and made a part hereof to be installed and maintained by the Lessee in such manner as to provide reception of color and monochrome TV transmission to all TV sets in the system equal to that obtainable on a receiver connected directly to the system antenna on channels 10, 19, and 25; it being understood by the parties that Lessee may from time to time substitute and add items of equipment in order to meet the standard herein set forth.

4. The said Landlord, in consideration of the covenants of the Lessee, hereby covenants with the said Lessee as follows:

I. That it will provide in the attic space of each building one accessible four (4) foot square space with a duplex 110 volt AC outlet at such space in each attic.

II. That it will provide access to all the said distribution system during business hours; and that Lessee and his employees may enter the premises at all seasonable times to make repairs.

III. That it will pay all charges for electricity used by the TV Distribution System.

IV. That it will not make any alterations or additions to the TV Distribution System without the written consent of the Lessee, but will cooperate with Lessor in alterations or additions, if any required to meet standards.

V. That at the expiration of the said term the Lessor will peaceably yield up to the Lessee all the chattels listed in Schedule "A", with substitutions and additions made by Lessee, which TV Distribution System shall not be considered part of the real estate.

VI. That during the term of this lease and any renewals thereof, it will not allow any outside antenna to be erected or used on the premises owned by the Landlord, and will not during said period allow TV signals to be introduced into the said premises by a cable TV system or any other means which would require permission of the Landlord.

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