

make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, or produced by unreasonable wear and tear, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor subrent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 8th day of June, 1971.

WITNESS:

Margaret A. Tallant

J. Bruce
AS TO LESSEE

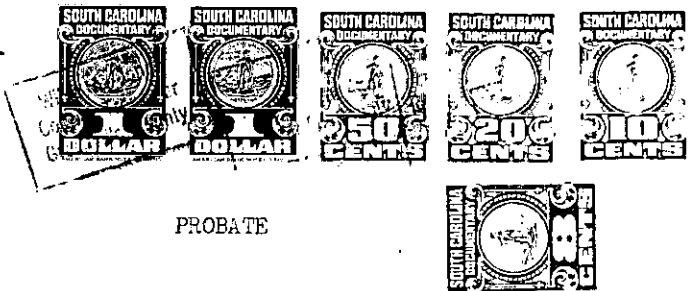
[Signature]

Calvin Rankin
AS TO LESSOR

COLLINS MUSIC CO., INC. (SEAL)

By: [Signature]

[Signature] (SEAL)
Mauro Seminara



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY, comes the undersigned witness and makes oath that he saw the within named Collins Music Co., Inc. sign and seal the within written instrument, and that he with the other Subscribing witness witnessed the execution thereof.

Jean J. Beland

SWORN to before me this

8th day of June, 1971.

[Signature] (L.S.)
Notary Public for South Carolina
My Commission expires July 1979