

or (3) to postpone the date of commencement of the term of this lease.

RENTAL. In consideration of the demise and leasing of the premises aforesaid by said Landlord, the Tenant covenants, stipulates and agrees to pay to the Landlord as rental for said premises hereinabove described, the sum of Eighteen Thousand (\$18,000) Dollars per annum, payable in the sums of One Thousand Five Hundred (\$1,500) Dollars per month, monthly in advance on the first of each month during the continuance of the term of this lease. Rental for a part month, if any, shall be appropriately prorated. Until it receives other instructions in writing from Landlord, the Tenant shall pay such rent by check payable to the order of The Greenville News-Piedmont Company, News Building, Greenville, South Carolina.

The party herein designated as Landlord, on behalf of itself and its successors in interest, hereby covenants and agrees that prompt notice will be given Tenant of the death or legal incapacity of the party herein designated as Landlord or any of its successors in interest, and of any transfer or other conveyance of any interest in the leased premises. It is further covenanted and agreed that all payments made in accordance with the provisions hereof, prior to receipt by Tenant of written notice of any change in said interests, shall fully and effectively discharge Tenant from any liability for the rent covered by such payments and that the party herein designated as Landlord and its successors in interest will hold Tenant harmless from any further liability therefor.

Tenant shall not be required to make any change in the disbursements as hereinabove set out until it has been furnished with a valid written authorization signed by the party or parties affected or their proper legal representatives.

COVENANT OR TITLE, AUTHORITY AND QUIET POSSESSION.

The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into the lease for the full term aforesaid, and for all extensions herein provided, and that Landlord is lawfully seized of the entire premises hereby demised and has good fee simple title