

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 7 1 55 PM 1959

AMENDMENT TO LEASE

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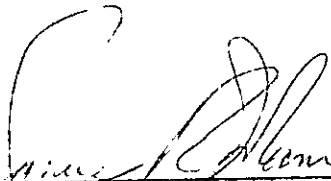

WHEREAS, By lease dated July 15, 1958, recorded in the R.H.C. Office for Greenville County in Deed Book 602 at page 95, John K. Lambrou, Lessor, leased certain premises to M. G. Batson, Lessee, said lease having been assigned by M. G. Batson to Witt Music Company, Inc. Now, therefore, for valuable consideration in hand paid at and before the signing and sealing hereof, said John K. Lambrou does hereby give and grant unto the said Witt Music Company, Inc., an option to extend said lease for a period of two years during which two year period the rental shall be \$325.00 per month. In the event said option is exercised, said Witt Music Company, Inc., shall have the option of extending the same for an additional three year period during which period said rent shall be \$350.00 per month.

It is further agreed that during the term of said lease or any extension thereof, said Witt Music Company, Inc., may construct any building or buildings at its own expense and should such buildings be constructed no increase in rent shall be made during the original five year term. If such buildings are constructed, no person furnishing labor or materials for such construction shall have any lien upon the premises covered by said lease.

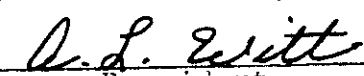
It is further agreed that Article 5 of the original Lease shall be amended to read as follows:

5. It is agreed that Lessee shall not assign this Lease without the written consent of Lessor.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the 6th. day of January, 1959.

  
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 (SEAL)  
Lessor

WITT MUSIC COMPANY, INC.  
By:  (SEAL)  
President  
Lessee

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