

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 7 11 21 AM 1949 LEASE

FILE FARRINGTON  
E.P.P.

This agreement and lease entered into by and between J. P. Griffin, hereinafter designated as the Lessor, and Bob Jones University, a Corporation, hereinafter designated as the Lessee.

The lessor hereby bargains, grants and leases unto Bob Jones University, Inc., a Corporation, 7.18 acres in the County of Greenville near and on Piney Mountain and having, according to a plat prepared by Dalton & Neves, Engineers, dated April, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the County Road on line of other property of the lessor and running thence S 20-50W 742 feet to an iron pin on line of property of Florence Rollison; thence with Rollison line S 87-12 E 449 feet to an iron pin; thence N12-49 E 338.2 feet to a stone; thence S 84.51 E 100.6 feet to an iron pin; thence N 10.32 E 356.5 feet to an iron pin on side of a county road; thence with said road N 80-24 W 268.7 feet to an iron pin; thence still with said road N 89-50 W 160.5 feet to the point of beginning. The Lessee is also granted an easement or right-of-way for a 20 foot road as shown on said plat connecting the southwestern portion of said land with the Worley Road.

This lease shall be for a term of twenty (20) years commencing with the first day of April, 1949 and expiring March 31, 1969 at an annual rental of \$100.00 payable in advance on the first day of each and every April during the term of this lease. The lessor acknowledges payment of \$100.00 to him in hand paid on the first day of April, 1949 by the lessee as the first year's rental on this lease. The privilege is given to the lessee to extend or renew this lease for an additional period of ten (10) years upon the same terms, conditions and rent.

The premises are to be used for the maintenance of a radio station, tower, and transmitter, the right being given to the lessee to erect and maintain the same with all necessary buildings, equipment, wires, and approaches. In other words, the lessee is given the right to erect and maintain any and all necessary items and to use the premises for anything necessary to the conduct of the radio station.

