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P. M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

LEASE AND CONTRACT FOR SALE AND PURCHASE

This contract made and entered into this, the \(\frac{19^{ft}}{2} \) day of March,

1953, by and between Textile Broadcasting Company, a South Carolina corporation, party of the first part, hereinafter referred to as Landlord in the pertaining to the lease and referred to as Seller in the portions of this contract portions of this contract/which deal with the contract for sale and purchase, and Greenville Television Company, also a South Carolina corporation, party of the second part, hereinafter called the Tenant, or the Purchaser,

WITNESSETH

That for and in consideration of the rents reserved and the mutual promises, agreements and covenants of the parties hereto, it is agreed as follows:

1. The Landlord does hereby demise and rent unto the Tenant the following described property for a term of five years, commencing May 1, 1953, and terminating April 30, 1958, unless terminated earlier as provided for herein. The rental to be paid by the Tenant is Two Thousand and no/100 (\$2,000.00) Dollars per annum, payable in four (4) equal quarterly installments of Five Hundred and no/100 (\$500.00) Dollars each, payable quarterly in advance:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on Paris Mountain, and having, according to a plat entitled "Proposed Development on Paris Mountain for R. A. Jolley" by Pickell & Pickell, Engineers, dated April 17, 1946, to be recorded, the following metes and bounds, to wit:

BEGINNING at a point on a 30 foot drive at joint corner of Tract No. 10 and tract herein described, and running thence with the joint line of said tracts S 53-21 E 160 feet, more or less, to an iron pin, joint corner of S. C. Forestry Commission; thence with line of the last mentioned S 25-44 W 400 feet to an iron pin; thence N 86-48 W 200 feet, more or less, to an iron pin, corner of property of F. E. Armstrong; thence with line of Armstrong property N 25-44 E to an iron pin on the southern side of said 30 foot drive; thence along the southern and eastern side of said 30 foot drive in a northeasterly and northern direction to the point of beginning.

Together with an easement over the aforementioned drive for ingress and egress to the Paris Mountain Road.