

(3) It is further understood and agreed by and between the parties hereto that the cable television franchise granted by the City of Greer contains options for renewal for five (5) year periods; Landlord hereby extends to Tenant the same option to renew, to be concurrent with any option granted by the City of Greer, on terms to be negotiated on or before six (6) months prior to the expiration date of the primary term and each renewal hereof.

(4) Tenant shall use the property herein leased for the purpose of constructing and erecting thereon a 200-foot tower and headend building housing cable television equipment and facilities and further agrees that it is its sole responsibility and duty to gain all necessary permits and permissions to do so, at its own expense. Tenant further agrees to comply with all laws, rules, regulations and ordinances applicable to its use of the property for said purposes, whether promulgated by the federal, state, county or city authorities.

(5) Tenant agrees to pay all ad valorem property taxes due on the land area actually leased, to be calculated and based on the taxes paid by the owner on the same land in the base year 1976 and to be pro-rated for the first and last years of this lease.

(6) Tenant agrees to provide suitable insurance coverage, in its own discretion, as protection against personal injury and property damage.

(7) Tenant further agrees to provide fencing around the tower base and the guy wire tie-down locations and further to supply and pay for lighting around the tower base but agrees that said lighting shall not interfere with operations of the nearby Greer Drive-In Theater.

(8) Tenant is to be totally responsible, at its own cost, for improving the property and to pay such taxes as may become

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