

FILED
GREENVILLE CO. S. C.

FEB 7 1 39 PM '73

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

VOL 967 PAGE 21

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into as of the 31st day of January, 1973, between Roy S. Cobb, hereinafter referred to as the Landlord, and TeleVision Communications Corporation, a Delaware corporation with principal offices in New York, New York, hereinafter referred to as Tenant,

W I T N E S S E T H:

That the Landlord does hereby demise and lease unto the Tenant and the Tenant does hereby hire and take from the Landlord for a term of Ten (10) years commencing on February 1, 1973, with a renewal option, upon the rentals, terms and provisions as provided in the aforementioned Lease, the following described premises:

ALL that certain piece, parcel or tract of land, situate lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the east side of Washington Avenue, and being known and designated as a portion of Lots Nos. 17 and 18 of the Property of W. D. McBreyer, as shown in a plat thereof recorded in the R.M.C. Office for Greenville County in Plats Book J, at Page 37, and also being known and designated and more fully described, according to a plat entitled "Lease to TeleVision Communications, Inc.", dated November 29, 1972, and prepared by Campbell & Clarkson Surveyors, Inc., and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Washington Avenue, at the joint front corner of the within property and property belonging to Washington Avenue Corporation, and running thence N. 38-04 E. 403.3 feet to an iron pin; running thence S. 47-40 E. 242 feet to an iron pin; thence S. 41-06 W. 136.9 feet to an old iron pin; thence N. 42-07 W. 95 feet to an iron pin; thence S. 47-51 W. 162.8 feet to an old iron pin; thence S. 16-40 W. 21.07 feet to an old iron pin; thence S. 51-57 W. 132.8 feet to an iron pin on Washington Avenue; thence with the edge of Washington Avenue, N. 26-26 W. 104.6 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD the above-described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Lease, which are specifically incorporated herein by reference and made a part hereof, unto the Tenant, his heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto

MCDONALD, COX & STILWELL
ATTORNEYS AT LAW
115 BROADUS AVENUE
GREENVILLE, SOUTH CAROLINA