

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUBLEASE

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AGREEMENT made this 1st day of September, 1976 by and between James E. Williams (hereinafter Sublessor) and Bell Music Machine Corporation (hereinafter Sublessee).

WHEREAS, Sublessor, by lease dated November 1, 1974, leased the premises demised herein and described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the lease provides that Sublessor shall not sublet the premises, or any part thereof, or assign the lease or any interest therein without the consent of Lessor; and

WHEREAS, Sublessor and Sublessee desire that Lessor in said lease consent to a sublease of the above-described premises.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Lessor consents to the sublease requested upon the same terms and conditions contained in said lease, provided that Sublessee shall be bound by each and every covenant and condition contained in the lease, a copy of which is attached hereto as Exhibit B.

Sublessee shall perform all the covenants and conditions contained in the lease to be performed by Sublessor, and Sublessor and Sublessee shall be and are bound by each and every covenant and condition contained in the lease.

Sublessee shall pay to Sublessor as rent Six Hundred and NO/100 (\$600.00) Dollars per month, on the first day of each month, commencing on September 1, 1976, and continuing each month thereafter during the term of this sublease.

Neither the subleasing of the above-described premises nor anything contained in this agreement shall release Sublessor from the obligation to perform and to be bound by all the covenants and conditions in the said lease.

IN WITNESS whereof, the parties have executed this sublease the day and year first above written.



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