

LICENSE FOR CONDOMINIUM APARTMENTS

THIS LICENSE is made this 20th day of AUGUST, 1984, by and between TELE CABLE OF GREENVILLE, a SOUTH CAROLINA corporation (hereinafter called "TeleCable") and U.S. ~~SENIOR~~ RETIREMENT CORP. (hereinafter called "Licensor").
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WITNESSETH:

PREMISES:

A. As part of its general business, TeleCable owns and operates a cable television system in the City/County of GREENVILLE, SOUTH CAROLINA

B. Licensor is the unit owners' association and governing body for the condominium apartment building or buildings known and designated as SWANSGATE, (the "Apartment"), located on the property insert name ("the property") described on "Exhibit A" hereto;

C. Licensor represents to TeleCable that it is the duly constituted association of the unit owners of the condominium, that it has the power to act on behalf of said unit owners and that nothing in the declaration or other instruments creating or governing Licensor and the condominium regime restricts or prevents the grant to TeleCable of the rights, license and permissions hereinafter set forth;

D. TeleCable desires to install, operate and maintain its cable, junction boxes, and other facilities incidental or related to the provision of its services to occupants in the Apartment ("the facilities") in order to serve those occupants of the Apartment who shall from time to time pay TeleCable for its services; and

E. Licensor recognizes that the provision by TeleCable of cable television and Pay TV service to occupants in the Apartment is of benefit to Licensor and the occupants of the Apartment, and accordingly, Licensor is willing to grant the rights, licenses and permissions hereinafter set forth:

NOW, THEREFORE, the parties hereto agree as follows:

1. Subject to the terms and conditions hereinafter set out, Licensor hereby grants to TeleCable the right, license and permission to install, operate and maintain such of the facilities as TeleCable deems necessary or desirable in or on the Property and in the Apartment in order to provide CATV and Pay TV services to occupants in the Apartment. TeleCable shall have the right to enter the Apartment at any time to perform maintenance on and make repairs and replacements of the facilities, or any part thereof, and to install or disconnect customers. TeleCable shall have the right between the hours of 9:00 AM and 9:00 PM to enter the Apartment to solicit new customers.

