

This Lease made and executed this 25th, day of June, 1924, by and between the estate of Nicy Ann Wright, deceased, of the City of Greenville, South Carolina, parties hereinafter called the lessors; and General Enterprise, Inc., a corporation of the State of Georgia, hereinafter called the lessee, which expression "lessors" and "lessee" shall include and comprehend "successors and assigns" of the parties respectively, where the context so requires or admits, except as herein limited or confined by the term hereof: Witnesseth:

That the said lessors do hereby lease and demise unto the said lessee and the said lessee does hereby take and lease of and from the lessors, the following described property, to-wit:-

The building and lot upon which the same is situated and known as the Casino Theatre, located at the corner of Main and North Streets in the City of Greenville, S.C., said lot having a frontage of forty-two (42) feet, more or less, on Main Street, by a depth along North Street of one hundred and eight (108) feet, more or less:

To have and to hold said property unto said lessee, its successors and assigns, for the term of ten (10) years from the first day of April, 1925 to and including the 31st, day of March 1935, the lessee yielding and paying therefor unto the lessors, their successors and assigns, a rental of Six thousand three hundred (\$6,300.00) Dollars per year for the first three (3) years of said term, payable in equal monthly installments of Five hundred twenty-five (\$525.00) Dollars in advance on the first day of each and every month throughout said three (3) years period; Six Thousand six hundred (\$6,600.00) per year for the next two years of said term, payable in equal monthly installments of Five hundred fifty (\$550.00) Dollars in advance on the first day of each and every month throughout said two (2) years period; and the last five (5) years of said term, a rental of Seven Thousand two hundred (\$7,200.00) Dollars per year, payable in equal monthly installments of Six hundred (\$600.00) Dollars per month in advance on the first day of each and every month throughout the said period.

It is hereby agreed that the lessee or its successors or assigns shall have the right to make such alterations or improvements in and to the said premises as they shall desire, provided same shall not materially impair said building.

It is agreed that the lessee shall make all repairs to keep said premises in reasonably good condition, damage by fire or other casualty excepted. This includes rood, walls and floors.

It is understood and agreed that all personal property placed in said theatre by the lessee shall be and remain the property of the lessee and may be removed by it at will.

The lessee agrees to carry fire insurance on the building to the fullest extent that insurance companies will insure a building of that type, the policies of insurance to be written in the name of the lessor with a loss payable clause, making the same payable to the lessee as its interest may appear. In the event that said building is injured or damaged by fire or other casualty covered by said policies, the proceeds collected from said policies of insurance shall be paid to and used by the lessee in the repair of the damage done to said building, the lessor being held harmless against any loss.

It is hereby agreed that if default should be made in the payment of rent herein provided for, or in the performance of any of the covenants and conditions herein set forth, on the part of the lessee, to be kept and performed, and if such default shall continue for a period of thirty days', the lessee having failed to cure such default, it shall be at the option of the lessor -

(Over)

In Assignment of this Lease, see Page 582 in this Book.