

State of South Carolina,
County of Greenville.

L E A S E

This indenture of lease, made and concluded at Greenville, South Carolina, this the 10th day of January A. D. 1933, by and between the Spartan Realty Company, a corporation chartered under the laws of the State of South Carolina, hereinafter referred to as the Lessor, party of the first part and Ed. C. Curdts and Robert Wilson, hereinafter called the lessees, parties of the second part,

R I T E R S E T H :-

That the said lessor has granted and leased unto the said Lessees the entire Liberty Building situate on the west side of South Spring Street in the City of Greenville, state and county aforesaid, together with all furniture, furnishings and equipment now in said Building and belonging to the lessor.

To have and to hold unto the said Lessees, their heirs, executors, administrators and assigns for the full term of one year, commencing on January 10th, 1933, and ending on the 9th day of January, 1934, receiving therefor a rental of \$3,000, payable \$350 monthly, in advance; it being distinctly understood that this rental shall not commence to accrue until the date when the lessor gives to the lessees possession of that portion of the Liberty Building which is now being used in the operation of a motion picture business under the name of the Liberty Theater.

It is mutually understood and agreed by and between the parties hereto that the lessees are hereby granted the refusal of a lease on the same premises for an additional period of from one to four years after the expiration of the within lease, at a rental to later be agreed upon by the lessor and the lessees.

It is distinctly understood and agreed by and between the Lessor and the Lessees that all repairs and alterations which are made to the Building during the term of this lease are to be made at the expense of the lessees and that no alterations shall be made without the written consent of the lessor.

It is further understood and agreed that the cost of coal, water, janitor service and other expenses connected with the operation of the Building shall be taken care of by the lessees.

And the said Lessees, for and in consideration of the above letten premises do hereby bind themselves, their heirs, executors, administrators and assigns to pay to the Spartan Realty Company, its successors and assigns, the above stipulated rent in the manner herein required.

And it is further stipulated and agreed by the parties to these presents that if the Lessees shall, at any time, be thirty days in arrears with payment of the rent to the Lessor, then the unpaid balance of the \$3,000 rental shall become due and payable immediately and the lessor shall have the right to annul and terminate this lease, eject the tenants from the premises and institute legal proceedings for collection of the unpaid rent.

It is mutually understood and agreed that destruction of the premises by fire or any other casualty shall terminate this agreement, at the option of the Lessor.

In witness whereof the parties hereto have hereunto set their hands and seals this the 10th day of Jan. 1933.

In the presence of:

W. A. Chandler
R. M. Caine

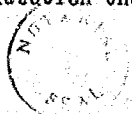
Spartan Realty Co.
C. O. Hobbs, Pres. & Treas. (L. S.)
Ed. C. Curdts (L. S.)
Robert Wilson (L. S.)

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Personally appeared before me R. M. Caine, and made oath that he saw the within named Spartan Realty Company, by its duly authorized officers, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within lease for the uses and purposes therein mentioned, and that he with W. A. Chandler, in the presence of each other, witnessed the due execution thereof.

Sworn to and subscribed before me this 17 day of January, 1933.

W. A. Chandler L. S.
Notary public for South Carolina,



R. M. Caine,