

State of South Carolina,
County of Greenville.

Contract made this day between Working Benevolent Society Grand Lodge, by its Grand Secretary, party of the first part, and George A. Wines, party of the second part,

Witnesseth: That the party of the first part does hereby lease unto the party of the second part the Temple Theatre, situate on Broad Street, in a building owned by the party of the first part, City of Greenville, together with all equipment in said theatre owned by the party of the first part at the time of the execution of this lease, for a term commencing July 1, 1933, and ending October 30, 1934, at the following rental:

No rent until November 1, 1933, but for the six months period commencing November 1, 1933, and terminating April 30, 1934, at a rental of Ten (\$10.00) Dollars per month, payable in advance on the first day of each calendar month; for the six months period commencing May 1, 1934, and ending October 30, 1934, at a rental of Twenty (\$20.00) Dollars per month, payable in advance on the first day of each calendar month.

The understanding is that the theatre is to be opened on or about August 1, 1933, and for the three months period commencing on that date there is to be free rent, and also, there is to be free rent for July, 1933, it being understood that it will take approximately this time for the lessee to get the building in proper shape for operation.

It is further agreed and made a part of this contract that if on or before October 1, 1934, the lessee desires to continue the lease for a three year term, commencing December 1, 1934, and ending November 30, 1937, that he can do so upon giving written notice to the lessor by said date, the terms of the lease to be in accordance with this lease contract, excepting as to the rental, but, in any event, same is not to exceed thirty (\$35.00) Dollars, per calendar month, and the exact amount is to be agreed upon between the parties to this contract.

It is further agreed between the parties that should the lessee find need of the use of the room next door to said theatre, that then the lessor will tear out the partition in said building, after due notice, and give the lessee the use of same, and install seats in same, said seats to be similar to those in the Temple Theatre, and rents to be increased in proportion to seats added.

It is further understood and agreed that James H. Tolbert, the Grand Secretary of the party of the first part, has full authority to execute this contract, and to bind the party of the first part, and also, that he is custodian of the building, and by his signature to this lease contract he warrants that he has said authority and is said custodian.

Witness our hands and seals this July, 1, 1933,

Witness:

W. C. Demmons,
J. B. H. Steward

Working Benevolent Society Grand Lodge.
BY: Jas. A. Tolbert. (L. S.)
Grand Secretary.
Party of the First Part.
George A. Wines, (L. S.)
Party of the Second Part.

State of South Carolina,
County of Greenville.

Personally appears W. C. Demmons who, upon oath, says: That he saw the within Working Benevolent Society Grand Lodge, by James H. Tolbert, its Grand Secretary and custodian of Temple Theatre, Party of the First Part, and George A. Wines, Party of the Second Part, sign, seal and deliver the within written lease for the uses and purposes there in stated; and that he with J. B. H. Steward witnessed the execution thereof.

Sworn to before me this 1st day of July, 1933.
Hopson L. Biggs (L. S.)

W. C. Demmons,

Notary public South Carolina,

S. C. Stamps \$0.08

Recorded this the 10th day of July, 1933, at 11:00 A. M.