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i. That with respect to the marquee to be put up by Lessor, Lessee shall have the right to erect, keep and maintain any electric illuminated, non-illuminated or other sign or signs on the top, sides or as a part of the said marquee, not above coping of the lobby as shown on plans.

j. That any notice to be sent to Lessor by Lessee, pursuant to any provision of this lease, or pursuant to any provision of law or statute, or which Lessee desires to send to Lessor, shall be deemed properly and sufficiently served if the same be enclosed in a sealed postpaid wrapper or envelope and be sent by registered United States mail, addressed to Lessor at Greenville, South Carolina.

Lessee hereby agrees as follows:

a. To pay the hereinafore reserved rent, on the dates and in the amounts hereinafore stated; to pay for water, heat and light consumed or used in or upon the demised premises.

b. To make all inside repairs to said theatre building and all inside repairs to said lobby entrance thereto, including repairs, other than substitutions and replacements, in and to the heating, ventilating, water and sewerage system, with the distinct understanding, however, that nothing herein contained shall obligate Lessee to make any inside repair of a structural character whatsoever, and/or any other repair which Lessor, under the terms of this lease, is obligated to make.

c. That Lessor shall have the right to enter the demised premises, at all reasonable times, for the purpose of examination or inspection and for the purpose of making repairs, with the understanding that no repair is to be made unless Lessee be first consulted and consent thereto and that if any repair is made that it be made while public performances are not being given on the demised premises.

d. Not to use the demised premises for any purpose other than the purposes hereinafore set forth, without written consent thereto by Lessor, and on the termination of the demised term, to surrender the demised premises in as good condition as when received, damage thereto by fire, storm, or other unavoidable causes and reasonable wear and tear excepted.

e. To comply with all rules, orders, ordinances and regulations of the municipality of the City of Greenville, other than such as may require structural change or structural changes, structural improvement or structural improvements, or structural alterations in and to the demised premises.

f. That any notice to be sent to Lessee by Lessor, pursuant to any provision of this lease, or pursuant to any provision of law or statute or which Lessor desires to send to Lessee, shall be deemed properly and sufficiently served if the same be enclosed in a sealed postpaid wrapper or envelope and be sent by registered United States mail, addressed to Lessee, care of Valatenga Theatres, Inc., 169 Peachtree Street, Atlanta, Georgia, and a copy thereof sent to Lessee at 1501 Broadway, New York City.

Lessor and Lessee agree to and with each other as follows:

a. That Lessor or Lessee may change their hereinafore set forth respective addresses where notices are to be sent, from time to time, by written notice sent by registered United States mail to the party to be affected thereby.

b. That, subject to the following agreements, Lessor shall have the right, at any future time, at Lessor's sole cost and expense to build over the portion of the premises covered by this lease occupied by the said lobby entrance, with the distinct understanding, however, that the right so to do does not extend to or cover the said theatre building, and with the further understanding that, subject to the following agreements, Lessor hereby expressly reserves the right so to do, and with the further understanding that Lessee is not to be entitled to occupy or use any part of any such additional construction but, on the contrary, the same is to be for the sole use and occupation by Lessor and Lessor's tenants thereof.

1. That there be no communication between the said additional construction and the said lobby entrance or between the said additional construction and the said theatre building;

2. That any and all construction work in connection with the walls of the lobby and/or theatre building be done and conducted during the hours of 11 o'clock P. M. and

(OVER)