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basis of the ratio of the radiation in the excepted premises to the radiation in the demised premises, and the Lessor agrees to pay the said proportionate amount so determined, payment to be made every four weeks, and the Lessee shall be entitled to withhold and deduct from the installment of rent next thereafter due, the amount due for the heating charge to the Lessor for the preceding four weeks' period.

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

a. That Lessor or Lessee may change their hereinbefore 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 any and all mortgages, deeds, of trust securing a loan or loans, or other instruments in the nature of a mortgage, hereinafter placed upon the demised premises by Lessor, shall be by their terms expressly subject and subordinate to this lease, and shall expressly provide that Lessee's equipment is not covered thereby.

c. Lessor shall have a lien as against all of the furnishings and equipment on the demised premises belonging to the Lessee, including the organ and all seats, for the rent due and to become due and payable under this lease and all other sums which may be payable under this agreement, and Lessee shall not remove any of said furniture and equipment, without the written consent of Lessor, during the life of this lease and until all rents and other payments provided to be paid hereunder, accrued and to accrue, have been fully paid, and this lien may be enforced for rents and/or in the same manner as chattel mortgages are enforced under the laws of the State of South Carolina. This lien does not cover sound reproducing equipment or other equipment held by Lessee under license or rental contracts. Provided, however, that nothing in this lease contained shall prevent Lessee from removing and disposing of any of its equipment which may become worn out, out of repair or antiquated, upon substitution of other equipment of greater or equal value, and the lien herein given shall apply, as hereinbefore stated, as against the substituted equipment.

d. As to any and all provisions of this lease imposing an obligation on Lessor to do any matter or thing should the provision contain an agreement that in the event of failure or omission on the part of Lessor, Lessee shall have the right to do the matter or thing in question and deduct the cost and expense thereof from any subsequent installment or subsequent installments of rent due and payable under this lease, whether Lessee have a lien on the demised premises therefor or not, Lessee, in lieu of reimbursement out of rentals, shall have the right, at any time, to require Lessor to reimburse Lessee for the amount involved, or for the amount remaining unpaid as reduced by prior application of rentals, immediately upon demand therefor, and immediately upon demand, Lessor shall reimburse Lessee.

e. Should Lessee default in the payment of the rent reserved in and by this lease, or any part thereof, and should such default continue for a period of sixty (60) days after notice thereof from Lessor, Lessor shall have the right, at Lessor's option, to terminate this lease, providing always, however, that such written notice contain a statement that if the unpaid rent is not paid within sixty (60) days from the date thereof, Lessor will terminate the lease. Nothing herein contained, however, shall obligate Lessor to exercise said option. In case of the adjudication of the Lessee in bankruptcy or insolvency the Lessor may, at its option, declare the lease terminated and the entire sum agreed to be paid hereunder at once due and payable and may proceed as it may be advised, to liquidate the damages arising by reason of the termination of said lease, and may prove the same in bankruptcy or insolvency proceedings.

This lease and each and every covenant, condition and agreement therein contained shall be binding on and enure to the benefit of the parties hereto and their respective successors and assigns.

In witness whereof the said The South Carolina National Bank of Charleston, Trustee and said Greenville Enterprises, Inc., have caused their respective corporate seals to be hereunto affixed, and these presents to be signed by their duly authorized officers this 28th day of August, 1933, The South Carolina National Bank of Charleston, in the execution of this lease, is acting in pursuance of the powers vested in it under a deed from W. H. Keith to said Bank, recorded October 18th, 1926, in the R. M. C. office for Greenville County in Book 217, at page 207, to which reference is prayed.

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