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Portion approximately 109 feet runs through the brick wall on the South side of the building belonging to the Lessor, and 8 inches South of the North side of said brick wall.

Also the right in common with Lessor, his heirs, executors and assigns, and his other tenants and persons having relations with them, to use the entrance, arcade or lobby of said Jervey-Jordan Building and exclusive rights to portions of walls of said arcade or lobby as shown on plans titled "Alterations to Jervey-Jordan Building" which are attached hereto and form a part of this lease contract. Said entrance arcade or lobby shall remain the same width through-out as shown on said plans.

Also that space to be occupied as a box office by the Lessee in the arcade or lobby of said Jervey-Jordan Building as shown on plans and specifications titled "Alterations to Jervey-Jordan Building" which are attached hereto and form a part of this lease contract.

To Have and to Hold the above described premises with all rights, privileges, easements and appurtenances thereunto belonging and attaching (which are sometimes hereinafter called the demised premises, or the premises) unto the Lessee, its successors and assigns, for the term of fifteen (15) years, commencing on the date whereon the Lessor is able to obtain absolute possession from the Greenville Public Library of that portion of the above described premises which are now occupied by said Greenville Public Library and of the two arcade shops now occupied by Elliott Beauty Parlor & Eithridge Beauty Parlor which commencement date, however, Lessor agrees shall not be later than the 1 day of Jan. 1937, and when ascertained will be set forth by written stipulation signed by the parties hereto and which shall be a part hereof.

Article II

Rent

The Lessee hereby covenants and agrees to pay, during the term hereof, to the Lessor at the office of the Lessor in Greenville, South Carolina, rental for the demised premise at the rate of Three hundred eighty (\$380.00) Dollars per month during the first five (5) years of said term; at the rate of Four Hundred (\$400.00) Dollars per month for the second five years of said term; and at the rate of Four hundred twenty-five (\$425.00) Dollars per month during the last five (5) years of said term. All of said rental shall be paid monthly in advance on the first day of each lease month.

Article III.

Alterations and Improvements.

1. The Lessee agrees that it will, after obtaining possession of the above described premises, promptly make, at its own cost and expense, alterations and improvements to the demised building now occupied by the Greenville Public Library, so as to convert the same into a theatre in accordance with plans and specifications being prepared by Erle G. Stillwell, architect, of Hendersonville, North Carolina, which shall be subject to approval by the Lessor and the Lessee and identified by them by their signatures and made a part hereof as though fully set out in full. Lessor agrees not to arbitrarily withhold approval of such plans and specifications unless, in the opinion of a disinterested building construction engineer employed by Lessor, the structural changes therein provided for would be such as would weaken the supporting walls and roof of the building. Lessee also agrees that after obtaining possession of the demised premises it will promptly make at its own cost such alterations to the property known as the Jervey-Jordan Building as are set forth in the plans and specifications made by the said Erle G. Stillwell, architect, titled "Alterations to Jervey-Jordan Building.", which plans and specifications have been approved by the Lessor and the Lessee by their signatures thereto affixed and are made a part hereof as though set out in full. Lessor hereby gives Lessee permission to make such alterations and improvements, which shall cost at least \$25,000.00 exclusive of furniture, furnishings and fixtures to be installed by Lessee in said demised premises at its own cost, and to cost an additional sum of at least \$10,000.00, and said demised premises shall be promptly furnished and equipped by Lessee for operation as a theatre upon the completion of the alterations and improvements to the demised building. It is agreed that any of the existing glass or other building materials removed from the Jervey-Jordan Building and the Library building, which are not used in connection with the alterations and improvements to the buildings, shall remain the property of the lessor and the Lessor shall remove the same from the premises at his expense when requested by the Lessee. The aforementioned alterations and improvements shall be brought to completion in a thoroughly workmanlike manner and without endangering the structural strength of either of said buildings.