

successors and assigns, for the term of five (5) years, commencing on the 5th day of January, 1957, and ending on the 4th day of January, 1962.

ARTICLE II.

RENT

The Lessee hereby covenants and agrees to pay, during the term hereof, to the Lessor at the office of the Lessor at c/o The First National Bank, in Greenville, South Carolina, rental for the demised premises at the rate of Four Hundred and Fifty (\$450.00) Dollars per month during the period this lease is in force. Said rental shall be paid monthly in advance on the first day of each lease month.

ARTICLE III.

WATER, ELECTRIC LIGHT, ETC.

The Lessee shall bear at its cost and expense any and all licenses for the operation of a theatre in the leased premises as well as all charges for fuel, heat, water, gas, electric light and power used in or in connection therewith. Lessee agrees to provide at its expense sufficient electricity to illuminate the arcade and lobby space in the Jervey-Jordan Building, which space is to be used in common with other tenants, and will also provide janitor service therefor, but such lights and janitor service shall be furnished by Lessee only at such times as the theatre is being operated by the Lessee. The Lessor agrees to furnish at its expense, heat for said arcade and lobby space, during the cold season, but to no extent greater and at no times other than required by other tenants in the Jervey-Jordan Building, and Lessor will keep this space unobstructed and in good repair, and will permit no interference with the box office of Lessee therein by himself or other tenants. A line-up of patrons seeking tickets at said box office or waiting in the arcade or lobby space to be admitted to the theatre shall be permissible.