

STATE OF NEW YORK

COUNTY OF NEW YORK

I, EDITH SCHAFFER, Secretary of Greenville Enterprises, Incorporated, hereby certify that the rental provided for in the Lease in extenso dated May 29, 1957, which is referred to in the short form Lease of same date between Greenville Hotel Company, as lessor, and Greenville Enterprises, Incorporated, as lessee, covering the property on North Main Street and Brown Street in the City of Greenville, South Carolina, is as follows:

"As rental for said property Lessee agrees to pay the Lessor and Lessor agrees to accept a sum equal to fifteen (15%) per cent of the gross receipts, as hereinafter defined, which shall be derived from the operation of said Carolina Theatre by the Lessee, payable at the time and in the manner hereinafter set forth, provided that the Lessor shall receive at least the sum of Thirteen Thousand Five Hundred (\$13,500.00) Dollars per annum as rental, payable in equal monthly installments of Eleven Hundred Twenty Five (\$1125.00) Dollars, each in advance, on the first day of each month during the term above mentioned.

For the purpose of computing the amounts due the Lessor, if any, in excess of such minimum rental, each year of the term of this Lease shall be divided into semi-annual periods. The amount due the Lessor in excess of such minimum rental shall be computed by the Lessee as of the last day of each semi-annual period in each year of the demised term, and the excess over and above the minimum rental for each semi-annual period, if any, shall be paid by the Lessee to the Lessor. It is the intent hereof, however, that the accounting to be made at the end of each first semi-annual period in each year shall be for convenience only, and that the annual readjustment at the end of the second semi-annual period of each year shall be considered on the basis of the gross receipts, as hereinafter defined, of the entire year. Any sums paid to Lessor as a result of the percentage computation at the end of each first semi-annual period, as provided for above, shall be credited on any payment due at the end of the year. Each year of the term of this Lease shall constitute a separate and independent accounting period and the additional rental to be paid on account thereof shall not be affected by the receipts, or the amounts thereof, for any preceding or subsequent year.

The term "gross receipts", as used herein, shall mean and be construed to mean the total ticket sales for admission to said Carolina Theatre, less any admission and/or sales taxes required to be paid to the state, city, county or federal government, and in arriving at gross receipts it is also understood and agreed that should the Lessee use the theatre for added attractions of the type of vaudeville or musical units, or other live stage entertainment, the cost of such vaudeville or musical units or other live stage entertainment shall be deducted from the gross receipts for the purpose of calculating the rent hereunder, and providing further that should the Lessee use the theatre for so-called road shows where the attraction is exhibited on a percentage basis, only the theatre's share of such receipts shall be considered as the theatre's gross receipts

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