

Lessee agrees to keep the premises insured fully in an amount ample to replace anything which might be damaged by fire, windstorm or Act of God, and in the event of such loss to replace the premises to the satisfaction of the said Lessor and any person, firm or corporation holding a mortgage covering said premises.

On Tracts III and IV, the Lessee, at its own costs and expense, agrees to furnish any additional seats, ticket counters, exterior electrical signs, directional signs, bulletin boards and equipment to be used on the premises. It is agreed that all such equipment and fixtures placed on the premises by the Lessees shall remain the property of the Lessee and at the termination of this Lease to be removed by it, if it is not in default hereunder.

If default be made by the Lessee in the performance of any covenant contained in this Lease, then the Lessor shall give notice of such default to the Lessee, by Registered Mail, addressed to its executive offices, and if such default is not corrected within fifteen (15) days after the mailing of said Registered letter, thereupon this Lease may be terminated and cancelled at the option of this Lessor; AND IT IS MUTUALLY AGREED that if the said Lease is terminated as a result of any default on the part of the Lessee, then and in that event, the entire amount of the unpaid balance for the full term of this Lease shall become immediately due and payable.

The terms and provisions of this Lease shall inure to and be binding upon the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in duplicate by their duly authorized officials, as of the date first above mentioned.



Attest:

CAROLINA INSURANCE AND INVESTMENT COMPANY

By: Ruth Turner Secretary

By: [Signature] President

Signed, Sealed and Delivered in the Presence of:

CAROLINA SCENIC STAGES

[Signature] L.S. Caswell

By: [Signature] President



Attest:

By: Ruth Turner Secretary

Signed, Sealed and Delivered in the Presence of:

[Signature] [Signature]

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