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FILED
GREENVILLE CO. S. C.
SHORT FORM LEASE
JUN 13 4 24 PM '73

DONNIE S. TANKERSLEY

This Short Form Lease, made this 1st day of February, 1972, between STANLEY G. TATE and EDWARD L. DENISON d/b/a INVESTMENTS DIVERSIFIED LIMITED, a Partnership (hereinafter called "Landlord") and FRED-MARK CINEMA III, INC., a South Carolina corporation (hereinafter called "Tenant"), which terms "Landlord" and "Tenant" shall include, wherever the context admits or required, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties.

WITNESSETH:

That the Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto said Tenant and the Tenant hereby agrees to take and lease from the Landlord, for the term hereinafter specified, the following described premises:

That certain theater building, approximately 42 feet in width by 110 feet in depth, containing an area of approximately 4,620 square feet, and the land on which the same shall stand (hereinafter collectively called "demised premises"), which theater building and related improvements are to be constructed by Landlord according to the plans and specifications to be approved by the parties hereto and shall be in the location and of the dimensions as outlined in red on the Plot Plan prepared by Read Barnes, Architect, Charleston, South Carolina, dated October 26, 1971, attached as Exhibit "A" to a certain collateral lease agreement executed by the parties hereto and of even date herewith.

The demised premises are located in a shopping center development known as "Grant Plaza Shopping Center" (hereinafter called "shopping center"), located on the southerly side of U. S. Highway #29 between Chesterfield Street on the East and a "new road" on the West, in the City of Greer, County of Greenville, State of South Carolina, the legal description of the shopping center being attached hereto as Exhibit "B" and by this reference made a part hereof.

FOR THE TENANT TO HAVE AND TO HOLD from the date when Tenant opens said premises for the transaction of its business for an initial term of twenty (20) years.

It is further agreed that Tenant, at its option, shall be entitled to the privilege of two (2) ten-year successive extensions of this lease, by giving to Landlord written notice of its intention to extend this lease not later than six (6) months prior to the termination of the original term or each subsequent renewal term.

(Continued on next Page)

For Plat see Deed Book 976 Pages 684 & 685