

AGREEMENT

THIS AGREEMENT, made as of the 2nd day of MAY, 1973, by and between ABC SOUTHEASTERN THEATRES, INC. (the surviving corporation by merger with The Palmetto Theatre Company) hereinafter referred to as Lessee, and JEFFERSON STANDARD LIFE INSURANCE COMPANY, a North Carolina corporation, hereinafter referred to as Mortgagee.

W I T N E S S E T H:

WHEREAS, McAlister Development Company, a limited partnership under the Limited Partnership Act of South Carolina (with The McAlister Corporation, a South Carolina corporation, as its sole General Partner) and Lessee are the lessor and lessee respectively, under a Building Contract and Lease dated October 17, 1968, a short-form of which is dated October 21, 1969 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 879, at page 82, said Building Contract and Lease having been amended by letter agreement dated October 30, 1969 and by Addendum to Lease dated June 29, 1971, and having been further amended by Lease Amendment Agreement dated November 10, 1972 (an Amended Short-Form Lease for Recording dated April 25, 1973 also having been entered into by and between the lessor and lessee), providing for the leasing of premises in the McAlister Square Shopping Center in the City and County of Greenville, State of South Carolina. Said Building Contract and Lease with all of its amendments is hereinafter called the "Lease"; and,

WHEREAS, the Mortgagee is the owner and holder of the following mortgages covering the above mentioned McAlister Square Shopping Center:

(1) Mortgage in the principal sum of \$4,150,000 dated May 18, 1967 given by McAlister Development Company as mortgagor to North Carolina National Bank, Charlotte, North Carolina, and The Peoples National Bank, Greenville, South Carolina, as mortgagees, and recorded in the RMC Office for Greenville, South Carolina, in Real Estate Mortgage Book 1058 at page 1, amended by instrument dated June 13, 1968 and recorded in said RMC Office in Real Estate Mortgage Book 1095 at page 127, said amended mortgage having been assigned by said mortgagees to Jefferson Standard Life Insurance Company on October 30, 1968 by assignment recorded in said RMC Office in Real Estate Mortgage Book 1107 at page 585.

(2) Mortgage in the principal sum of \$1,300,000 dated September 30, 1971 given by McAlister Development Company as mortgagor to Jefferson Standard Life Insurance Company as

GREENVILLE CO. S. C.

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JEFFERSON STANDARD LIFE
INSURANCE COMPANY