

State of South Carolina
County of Greenville

Lease

This indenture, made and concluded at Greenville, South Carolina this the 15th day of December 1933, by and between the Spartan Realty Company, a corporation under the laws of the State of S. C., the lessor of the first part and Robert Wilson, the lessee of the second part.

Witnesseth:

That the Spartan Realty Company, a corporation, has granted and leased unto the said Robert Wilson the Liberty Theater situated in the Liberty Building, on the West side of South Spring Street, in the City of Greenville, State aforesaid, together with all equipment now in said Theater, belonging to the lessor, including all other property now in said Theater that may be obtained by lessor on account of lien for rent against the former lessee.

To have and to hold unto the said Robert Wilson his executors, administrators and assigns for the full term of one year commencing on the 1st day of January 1934 and ending on the 31st day of December 1934, yielding and paying therefor at the rate of \$2400.00 per year, payable at the rate of \$200.00 per month in advance.

And it is mutually understood by and between the lessor and the lessee that the lessee shall have the right of re-occupying this lease, after the expiration thereof, for a period of years one to four years, after the expiration of this lease.

And the said Robert Wilson his executor, administrators and assigns for and in consideration of the above written premises does hereby agree to pay the Spartan Realty Company its successors and assigns, the above stipulated rent in the manner herein required.

And it is further stipulated and understood by the parties to these presents, that if the lessee shall, at any time, be thirty days in arrear with the rent the lessor shall have the right to annul and terminate this lease.

It is mutually understood and agreed that the destruction of the premises by fire or any other casualty shall terminate this agreement at the option of the lessor.

It is mutually understood and agreed that the lessor shall at all times keep the said Theater comfortably heated and furnished the necessary water and keep the outside of Theater in habitable repairs.

It is mutually understood by and between the parties hereto that the lessee is to, at his own expense, keep the interior of said theater in a good condition and shall not make any repairs and alterations therein at the expense of the lessor and all such repairs and alterations the lessee may desire must be at his own expense, and any alterations and improvements must be surrendered to the lessor with the consent of the lessor, on the lessee's removal.

In witness whereof the parties have hereunto set their hands and seals this day and year above written.

In the presence of:
{ G. M. Gaine }
he to Spartan Realty Co. { S. B. Gerald }

Spartan Realty Co.
W. C. Hobbs,
Pres. & Secy
Robt. Wilson (L.S.)

to to Robert Wilson { R. M. Gaine }
{ H. W. McKnight }

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Personally appeared before me, R. M. Gaine and made oath that he saw the within named Spartan Realty Company, by its duly authorized officer, sign, seal with its corporate seal, and deliver the within lease for the uses and purposes therein mentioned