

d. To maintain on said premises a theatre first-class in every particular, showing therein only the better type of motion pictures.

e. That Lessor is expected to make at least one inspection annually and shall have the right to enter the demised premises, at all reasonable times, for the purpose of examination or inspection and for the purpose of making repairs, with the understanding that no repair is to be made unless Lessee be first consulted and consent thereto and that if any repair is made that it be made while public performances are not being given on the demised premises.

f. Not to use the demised premises for any purpose other than the purpose hereinbefore set forth, nor sublet the same or any portion thereof, nor to assign this lease, without written consent thereto by Lessor, and on the termination of the demised term, to surrender the demised premises in as good condition as when received, damage thereto by fire, storm or other unavoidable causes and reasonable wear and tear excepted.

g. To comply with all rules, orders, ordinances and regulations of the municipality of the City of Greenville, other than such as may require structural change or structural changes, structural improvements or structural alterations in and to the demised premises.

h. That any notice to be sent to Lessee by Lessor pursuant to any provision of this lease, or pursuant to any provision of law or statute, or which Lessor desires to send to Lessee, shall be deemed properly and sufficiently served if the same be enclosed in a sealed post-paid wrapper or envelope and sent by registered United States mail, addressed to Textile Amusement Company, Greenville, South Carolina.

i. The Lessee agrees to furnish to the portion of the building excepted and reserved from the lease heat during the