

State of South Carolina,  
County of Greenville.

This Agreement of Lease made this 17th, day of July, 1925, by and between F.H. Keith, of Greenville, S.C., hereinafter referred to as the "Lessor", and Greenville Enterprises, Inc., a corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as the "Lessee", witnesseth:

That Lessor hereby demises and leases to Lessee, and Lessee hereby takes and rents from Lessor, all that certain parcel or parcels of land, together with the theatre building and exits therefrom, lobby entrance thereto and permanent fixtures and appurtenances thereunto belonging, which have been erected thereon and installed therein by Lessor, at Lessor's sole cost and expense, situate, lying and being in the City and County of Greenville, State of South Carolina, more particularly described as follows:

Beginning at a point on the West side of North Main Street, corner of lot of John McSween; thence with North Main Street N. 20° 00' E. 46.5 feet to corner of lot belonging to the Lessor, which is now leased to Craig-Rush Company, which point is 166.5 feet from the corner of North Main Street and College Street; turning thence from said point N. 69° 20' W. with line of lot leased to Craig-Rush Company 130 feet to stake on the East side of a ten foot alley; thence along the East side of said lot S. 20° 00' W. 46.5 feet to corner of lot of John McSween; thence with line of John McSween S. 69° 28' E. 130 feet to beginning corner.

Excepting and reserving, however, the two storerooms on the main floor and extending through the mezzanine floor, and the offices on the second floor of the said theatre building, together with the distinct and separate entrances, exits and hallways to the said excepted and reserved spaces, all as shown upon the plans and specifications hereinafter referred to.

Together with the rights, incidents, privileges and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the same for a term of approximately fifteen (15) years, to commence July 17, 1925, and to end on July 17, 1940, to be used as a motion picture, vaudeville, legitimate, stock company or other theatre, or any or all of the same, and/or for any other theatrical or amusement purposes, at the following rental:

For the first five (5) years of the demised term, at an annual rental of Twelve Thousand Dollars (\$12,000.00);

For the second five (5) years of the demised term, at an annual rental of Thirteen Thousand Dollars (\$13,000.);

For the last five (5) years of the demised term, at an annual rental of Fourteen thousand Dollars (\$14,000.);

Payable in equal monthly installments, in advance, on the first business day of each calendar month throughout the said demised term, provided always, however, that the rent covering the period between the first day of the term and the first day of August, 1925, shall be pro-rated and adjusted amount thereof paid in advance on the commencement of the demised term.

Lessor hereby agrees as follows:

(a) Lessor represents and stipulates that he has erected and completed, in good workmanlike manner, at Lessor's sole cost and expense and without contribution thereto by Lessee, in each and every detail, the said theatre building and exits therefrom, and the said lobby entrance -

(Over)