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in said theatre building trust account after such damages are repaired or said building trust account after such damages are repaired or said building is restored, and all bills for labor and material used in connection therewith have been paid for, said funds are to be ratably divided between the Lessor and the Lessee, that is, in the proportion of the amounts of insurance carried by each. Should said theatre building be destroyed within the last two years of said leasehold period or in the last two years of the option period, if said option is exercised, said lease may be terminated by either party and all of the insurance on said building or buildings shall be collected and retained by the Lessor for his own uses and purposes and all insurance on the furniture and fixtures in said demised premises shall be collected and retained by the Lessee.

However, should the Lessee elect to exercise its option for an additional five years, as provided in this lease, it shall do so within thirty (30) days following such damage or destruction, and in that event said lease shall continue and said insurance funds collected from loss or damage to the theatre building and equipment and furnishings therein shall be collected, deposited and used to restore said building, refurnish and re-equip the same in the manner hereinbefore provided.

In the event of damage to or destruction of the Jervey-Jordan Building, the proceeds from the insurance policies covering the same shall likewise be deposited in a separate account in a bank in the city of Greenville, South Carolina, acceptable to both parties, under a trust agreement, subject to the joint control of both parties, and shall be used for the repair of such damage or for the restoration of such building. It is agreed that the Lessor, in restoring the said building, may depart from his present improvements, provided the front on such new building shall be fully as attractive as the front on said building at the time just prior to damage or destruction of the present building, and provided further that the arcade and Marquee shall conform to the arcade and marquee shown on the plans and specifications attached to this lease entitled "alterations to Jervey-Jordan Building." Any funds remaining after such restoration or rebuilding shall be paid over to the Lessor. Should said funds not be sufficient for said purposes, the Lessor shall promptly deposit with said Trustee Bank such additional funds as may be necessary to effect said repairs or restoration.

Article XV.

Signs.

The Lessee shall have the right (in so far as such right can be granted by the Lessor) at all times during the term of this lease to maintain and operate an electric sign upon the front of the building above the marquee or canopy, provided such sign shall not obstruct windows or, in the judgment of the Lessor, interfere with the light or vision of the Lessor or his tenants, together with attraction boards on the marquee or canopy, and to have and attach to said building a canopy or marquee extending from the street curb to the theatre entrance at the point set forth in the plans and specifications aforesaid and subject to ordinances of the City of Greenville. Lessor covenants and agrees with Lessee that he will not erect, or maintain, or permit to be erected or maintained, any electric signs or other signs or any canopy projecting from the building of which the demised premises form a part which would interfere with the canopy or marquee and signs of the Lessee, or which would interfere with the unobstructed view of any signs, canopy, marquee, or attraction boards thereon which may be installed and operated by the Lessee. The Lessee and Lessor, or his tenants, may use such portions of the walls of the aforesaid arcade as shown in the aforesaid plans and specifications for advertising display purposes. All signs in the arcade shall be flush with the walls, the frames not to extend more than 4½ inches therefrom. It is agreed that neither the Lessee, the Lessor, nor his tenants, will obstruct the floor of said arcade or lobby with signs or displays.

Article XVI.

Right of Inspection By Lessor.

The Lessor and his agents shall have the right to enter upon the demised premises at reasonable times during the term of this lease for the purpose of examining and inspecting the same and for the purpose of making necessary alterations and repairs, but the same shall be done without disturbing the business to be conducted therein by Lessee.

Article XVII.

Forfeiture

If default shall be made by the Lessee in the payment of rent due the Lessor as herein provided, which shall continue for the space of fifteen (15) days after written notice thereof shall have been given to the Lessee by Lessor, or if default shall be made in any of the other covenants herein to be performed by said Lessee, and said default shall continue for sixty (60) days after notice therein in writing to Lessee by Lessor, then the Lessor may at any time thereafter, prior to the curing of such default, declare the term of this lease ended and terminated by giving the Lessee notice of such intention. Upon the termination of this lease at