

THIS LEASE, dated January 4th, 1956, by and between FLETCHER JORDAN, JR., as Executor and Trustee of the Estate of Fletcher Jordan, Sr., deceased, and PERRY EARLE, JR., as Executor and Trustee of the Estate of Fletcher Jordan, Sr., deceased, both of Greenville, South Carolina, hereinafter collectively called Lessor, and GREENVILLE ENTERPRISES, INCORPORATED, a South Carolina corporation, hereinafter called the Lessee,

W I T N E S S E T H:

ARTICLE I.

DEMISE AND TERM

The Lessor, in consideration of the rents reserved and of the terms, covenants and conditions on the part of the Lessee to be performed and fulfilled, demises and lets unto the Lessee, and the Lessee hereby leases, hires and takes from the Lessor the following property, together with the use of all exits, entrances and appurtenant passageways and courtways, and all easements for light or air in connection therewith, located in the City of Greenville, South Carolina, and more particularly described as follows, to-wit:

The theatre building and entrance thereto through the Jervey-Jordan Building fronting on Main Street in said City, now collectively known as the Center Theatre, which was constructed by Fletcher Jordan, Sr., pursuant to agreement with the Lessee herein, dated September 24, 1936, and recorded in Book 186, page 374, R. M. C. Greenville County, S. C., to which reference is hereby made, together with the use of the two ten foot alleyways and box office space mentioned in said agreement of September 24, 1936, and any other space, wall rights, etc., described in said agreement to comprehend the property covered thereby and leased, and/or the use thereof granted, to the Lessee herein, being the property presently leased to Lessee.

TO HAVE AND TO HOLD the above described premises with all rights, privileges, easements and appurtenances thereunto belonging and attaching (which are sometimes hereinafter called the demised premises, or the premises) unto the Lessee, its

