

said building so that said signs will not unreasonably interfere with a clear view of the marquee and the attraction signs which may be erected by Greenville Enterprises, Incorporated, on property leased by Landlord to said Greenville Enterprises, Incorporated, by

lease dated August 11, 1947. *This shall not prohibit tenant from erecting a projecting sign, the bottom of which shall be above the top of the theatre marquee and at least 15' distant horizontally therefrom. Landlord hereby authorizes tenant to affix said sign to the portion of the building not leased to tenant.*

W.C.

It is agreed that Landlord shall keep all improvements on the demised premises fully insured against loss by fire, windstorm and tornado for not less than eighty (80%) per cent of the then current insurable value of said buildings and improvements in lieu of ninety (90%) per cent of said value as hereinabove provided, provided, however, that should the said Landlord encumber the demised premises by mortgage, then at the request of the Tenant the insurance on the demised premises against loss by fire, windstorm and tornado will be increased to not less than ninety (90%) per cent of the then current insurable value of said buildings and improvements.

W.C.

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It is further agreed that Landlord shall not be required to contribute any amount to Tenant toward the cost of restoring the portion of the building heretofore occupied by Tenant and it is agreed that in lieu of the rentals provided for in said lease under rent charge #1 that Tenant will pay to Landlord the sum of Fourteen Thousand (\$14,000.00) Dollars per annum payable in equal monthly installments at the rate of Eleven Hundred Sixty-six & 66/100 (\$1,166.66) Dollars per month in advance on the first day of each and every month for the period beginning May 1, 1948 and during twenty-five (25) years thereafter to-wit: from the first day of May, 1948 and ending on the last day of April of 1973. For and during the balance of the term commencing on the first day of May, 1973 and ending the last day of April, 1983, Tenant will pay to Landlord the sum of Fifteen Thousand (\$15,000.00) Dollars per annum payable in equal monthly installments at the rate of Twelve Hundred Fifty (\$1,250.00)