

It is understood and agreed that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid collateral lease agreement executed by the parties hereto and bearing even date herewith, which collateral lease agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein.

IN WITNESS WHEREOF, Landlord and Tenant have executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Emma Kovak

Stanley G. Tate (SEAL)

Stanley G. Tate, Partner

Dorothy H. Bull
As to Landlord

Edward L. Denison (SEAL)

Edward L. Denison, Partner
d/b/a Investments Diversified Limited, a partnership.

(Landlord)

Harvey D. Lander

FRED-MARK CINEMA III, INC.

BY [Signature]
President

Harvey D. Lander
As to Tenant

Attest [Signature]
Secretary

(Tenant)

(Continued on next Page)