

Lessee
 State of South Carolina
 County of Greenville
 This Agreement made and entered into this 29th day of May, 1928, by and between Katie H. Goodrough, hereinafter referred to as Lessor, and Katherine B. Brown, hereinafter referred to as Lessee:

Witnesseth:
 In consideration of the payments made and to be made by the Lessee, as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee her one-half interest in the building and lot of land now owned by the Lessor, situated on the west side of Audulton Road, in the City of West Greenville, S.C. which said lot is more fully described in a deed executed by J. J. Bentley to A. E. Houston and J. L. Goodrough, dated June 21, 1920, and recorded in the P. M. C. office for Greenville County in Volume 71, page 112.

To have and to hold unto the Lessee, for and during the term beginning June 11, 1928, and ending at midnight June 10, 1933, for the purpose and use of conducting therein and thereon a picture show business.

In consideration of the premises, the Lessee does hereby covenant and agree that she will pay unto the Lessor a rental of nine thousand (9,000.00) dollars, to be paid one hundred fifty (150.00) dollars per month from June 11, 1928 through June 10, 1933, said rental to be paid on the 11th day of each and every calendar month for and during the term of this lease; said first monthly payment to be made on the 11th day of July, 1928 seventy-five (75.00) dollars of each and every monthly payment to be paid to Mr. A. E. Houston and the remaining seventy-five (75.00) dollars to the Lessor.

Should the Lessee fail to pay any installment of rent within thirty days after the same shall become due, or fail to perform any of the covenants or agreements herein contained, the Lessor may, at her option, either declare the rental for

the entire term immediately due and payable, and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rents up to the retaking of possession.

The Lessor, Lessor and agrees that, if at the termination of this lease, and for and during the further period of five years after said termination, said Lessee desires to occupy the said building hereinafter referred to, or any other building in the City of West Greenville, S.C. for the purpose of operating a picture show business, then the said Lessor covenants and agrees to buy all fixtures contained in said building at a reasonable price agreed upon by the Lessor and Lessee, and if the said Lessor and Lessee cannot agree upon the price of sale for fixtures, the said sale price shall be determined by a committee of three arbitrators, one of said arbitrators to be appointed by the Lessor, one to be appointed by the Lessee, and the third to be chosen and appointed by the two arbitrators so selected by the Lessor and Lessee.

And the Lessor further covenants and agrees that she will not operate a picture show business in the City of West Greenville for and during the term of this lease. In the event that the Lessor exercises her option at the termination of this lease to again go into the picture show business in the said building, or in any other building located in the City of West Greenville, S.C. and after the sale price of the said fixtures contained in said building is determined and agreed upon, the said Lessor is to pay the Lessee in full for said fixtures, the Lessee covenants and agrees not to again operate and maintain a picture show business in the City of West Greenville, S.C.

And the Lessee further covenants and agrees that she will neither do nor permit any thing to be done that will render void or voidable any policy for the insurance of said building by fire, or which may render any insurable or extra premium payable for such insurance.

The Lessee further agrees that during the term of this lease she will furnish