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It is further understood and agreed that said Liberty Investment Company, its successors and assigns, shall have the right to use and enjoy that portion of the brick wall adjoining the property hereby conveyed on the east as the same is now used as a part of the wall of said theater building; but it is always understood that in the event said wall shall be partially or wholly destroyed by fire or other casualty the owners of the property adjoining the theater on the east shall not be under any obligation to rebuild or repair said wall.

It is also understood and agreed that the present or future owners of the property adjoining the theater on the east shall have the right to use and enjoy the windows in said wall as the same now exist with the right to have sills and frames thereof overhauled, and with the further right from time to time to go upon the property of said Liberty Investment Company, its successors and assigns, in order to repair said wall and said windows.

Said Liberty Investment Company, its successors and assigns, covenant and agree that it will not use said right of way, or allow it to be used except in the manner provided herein, and it will not permit the same to be used in such manner as to become a nuisance to the property adjoining or surrounding said right of way and the theater.

Said Thomas P. Reynolds, S. A. Neale and Richard C. Walden, III, expressly reserve unto themselves the fee simple title to the land and building over, along and through which the said right of way is granted and nothing contained in this deed shall be construed as limiting the free use and enjoyment of said land and building by said Thomas P. Reynolds, S. A. Neale and Richard C. Walden, III, their heirs, personal representatives and assigns, other than the right of said Liberty Investment Company, its successors and assigns, to use said right of way as set forth in this instrument.

The real estate above described is conveyed, together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the said Liberty Investment Company, its successors and assigns forever.

And the Grantors herein do hereby warrant and defend all and singular the said premises unto the said Liberty Investment Company, its successors and assigns, against the claims of all persons rightfully claiming from, under or by them or any of them.

Witness the following signatures and seals as of the 1st day of October in the year of our Lord one thousand nine hundred and thirty-three in the one hundred and fifty-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
R. C. Griffith  
R. A. Ricks.

Thomas P. Reynolds, (SEAL)  
S. A. Neale (SEAL)  
Richard C. Walden III, (SEAL)

State of Virginia  
City of Richmond.

Personally appeared before me R. A. Ricks and made oath that he saw the within named Thomas P. Reynolds, S. A. Neale and Richard C. Walden, III, sign, seal and as their act and deed deliver the within written deed, and that he with R. C. Griffith witnessed the execution thereof.

Sworn to before me this 22nd day of December, A. D. 1933.

R. A. Ricks.

Alice O. Mitchell (L. S.)  
Notary Public for the City of Richmond, Virginia.  
My comm. expires Dec. 9, 1934.

State of Virginia.  
City of Richmond.

Renunciation of Dower.

I, Alice O. Mitchell, a Notary Public for the City of Richmond, in the State of Virginia, do hereby certify unto all whom it may concern that Mrs. Blenche T. Neale, the wife of the within named S. A. Neale did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Liberty Investment Company, a South Carolina Corporation, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within

(OVER)