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due diligence and dispatch, beginning reconstruction not later than sixty (60) days after the destruction caused by fire or other casualty, and complete same and deliver possession thereof to Lessee within one year thereafter, and rent shall abate from and after the date of such destruction and during the time of rebuilding, and until possession thereof has been delivered to lessee; that all unearned prepaid rent will be apportioned and adjusted.

6. That the permanent fixtures which have been installed by lessor, at Lessor's sole cost and expense and without contribution thereto by Lessee, are as follows:

- (1) Asbestos stage curtain;
- (2) Sprinkler system over and under the stage and in the dressing rooms and parts of the theatre adjacent to the stage;
- (3) Marquee, as specified, with all electric wiring but exclusive of theatre signs and decorating or decorative lights upon such marquee;
- (4) Stage footlights;
- (5) Electric wiring and all electric and/or other lighting fixtures other than the electric light fixtures in the auditorium of the theatre building and in the lobby entrance thereto;
- (6) Ticket selling booth;
- (7) Permanent motion picture booth without equipment but with wiring complete;
- (8) Entire separate ventilating system complete with all fans and electric motors incident thereto;
- (9) All switchboards are specified in the electrical specifications (except, however, stage switchboards and necessary controls for projection machinery);
- (10) Entire separate heating system and equipment;
- (11) Pipe Railings;
- (12) Stage gridiron;
- (13) All plumbing and plumbing fixtures which form and become part of the building proper;
- (14) All interior decorating to both theatre and lobby, other than painting;
- (15) Any and all other permanent fixtures set forth on the plans and specifications made at the time of the erection of said building.

f. That Lessee may, at any time, at its sole cost and expense, install a separate refrigerating and air conditioning system, making whatever changes necessary so to do, and if Lessee should install the same, the motors and machinery connected therewith shall remain the property of Lessee and may be removed by lessee on the termination of the lease.

g. That all of the furnishings and equipment put in or installed by Lessee, including the organ and all seats, shall be and remain the sole property of Lessee, subject, however, to the provisions of section "d" on page 13 hereof.

h. That in the event that the land or the buildings covered by this demise, or any part of either or both, be taken for public or quasi-public purposes, the entire award for the taking of said land and/or the said building or buildings, shall belong to Lessor, but Lessee shall be entitled to receive any direct or consequential damages recoverable with respect to lessee's investment or interest in furniture, fixtures, equipment, etc., and the then value of the unexpired portion of Lessee's demised term, covered by this lease, and Lessee shall have the right to receive and retain any direct or consequential damages recoverable to the extent of its investment or interest in such furniture, fixtures, equipment, etc., and the then value of the unexpired portion of lessee's demised term, covered by this lease; should the award to lessor include any direct or consequential damages which Lessee is entitled to receive, as herein stated, lessor will pay over the amount thereof to Lessee upon demand therefor.

That if a portion of the demised premises be taken, as aforesaid, this lease, at option of Lessee shall cease and come to an end from the date when the taking becomes effective, prepaid rent being apportioned and adjusted and the unearned part thereof returned to lessee; should lessee fail or omit to exercise said option, the rent reserved in and by this lease shall abate proportionately, namely; in the same proportion that the area taken bears to the total area as demised in and by this lease, and Lessor, in such an event, at Lessor's sole cost and expense, will restore the remaining portion of the demised premises to a proper condition so that the remaining portion of the demised premises may be used for the purpose for which the entire premises have been rented, the entire rental being abated until the remaining portion of the demised premises are put in proper condition so that public performances may be given therein and thereon, and until the delivery of possession of said to Lessee, prepaid rent being apportioned and adjusted.

i. That with respect to the marquee put up by Lessor, Lessee shall have the right to erect, keep and maintain any electric illuminated, non-illuminated or other sign or signs on the top, sides or as a part of the said marquee, not above coping of the lobby as shown on plans.

j. That any notice to be sent to lessor by lessee, pursuant to any provision of this lease, or pursuant to any provision of law or statute, or which lessee desires to send to Lessor, shall be deemed properly and sufficiently served if the same be enclosed in a sealed postpaid wrapper or envelope and be sent by registered United States mail, addressed to Lessor at Greenville, South Carolina.

k. The Lessor covenants and warrants that upon the payment by the Lessee of the rents herein provided to be paid, and the compliance by the Lessee of the other terms and conditions hereof by Lessee, on its part to be performed, the Lessee and its successors and assigns may and shall have peaceful possession of the demised premises during the term hereof, subject only to the rights of any prior mortgage.
Lessee hereby agrees as follows: