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the option of the Lessor as aforesaid by reason of such default (or at the expiration by lapse of time of the term hereby demised and its renewal thereof, if renewed) and if possession of the demised premises is not immediately surrendered, Lessor may immediately re-enter said premises and repossess himself thereof as of his former estate and remove all persons or effects therefrom, without being in any manner deemed guilty of trespass or forcible entry and detainer.

Article XVIII.

Surrender of Premises upon Termination of Lease.

The Lessee covenants and agrees that upon the termination of this lease or any renewal thereof by lapse of time or otherwise, it will surrender, yield up and deliver the demised premises in good, clean and tenantable condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage by fire, the elements or other casualty.

Article XIX.

Quiet Enjoyment, Etc.

The Lessor covenants and agrees that the Lessee herein, upon paying the rent herein reserved and performing the covenants, agreements and conditions upon the part of the Lessee to be performed and observed, shall and may peacefully and quietly have, hold and enjoy the demised premises and the present means of ingress and egress for the term aforesaid and any renewal thereof, free from molestation, eviction or disturbance by the Lessor or any other person or persons whomsoever; provided, however, the entrance, arcade or lobby of said Jersey-Jordan Building is to be used in common by Lessee with Lessor and his other tenants and persons having relations with them. Lessor warrants that the property occupied by the Greenville Public Library and the arcade and lobby to be provided for above are and will be contiguous, so as to afford uninterrupted passage one to the other. The Lessor agrees to maintain the present means of ingress and egress, not including fire escapes, except as otherwise herein provided.

Article XX.

Right of Lessee to Make Good Lessor's Default.

If the Lessor fail to perform any of the covenants and agreements in this lease on the part of the Lessor to be performed, the Lessee, in addition to all other remedies now or hereafter afforded or provided by law, may, at its election, perform such covenant or agreement, for or on behalf of the Lessor, or make good any such default, and any amount of amounts which the Lessee may advance on that behalf shall be repaid by the Lessor to the Lessee on demand, together with interest thereon, at the rate of six (6%) per cent. per annum, from the date of such advance to the repayment thereof in full; and if the Lessor shall not repay such amount or amounts upon demand, the Lessee shall have the privilege of deducting same, together with interest thereon as aforesaid, from any installment or installments of rent accruing under this lease.

Article XXI.

Option to Renew

Lessee is hereby given and granted the right, privilege and option of renewing this lease and extending the term thereof for a period of five (5) years next ensuing after the expiration of the term hereof, upon the same terms and conditions, except that the rental shall be at the rate of Four hundred fifty (\$450.00) Dollars per month in advance, monthly, and except that the provisions of Sections, 1, 2, 3, and 4, inclusive, of Article III, hereof shall not be applicable to the renewal period. If Lessee desires to exercise this option, it shall notify the Lessor in writing, at least six (6) months prior to the expiration of this lease.

Article XXII.

Provisions for Notice.

Whenever notice is to be given to the Lessee, pursuant to the terms of this lease, it shall be sent by registered mail to Lessee, addressed to it in care of Wilby-Kenney Service Corporation, 154 Walton Street, Atlanta, Georgia, with copy thereof sent to Lessee, care of Paramount Theatres Service Corporation, 1501 Broadway, New York City. Whenever notice is to be given to the Lessor, it shall be sent by registered mail, addressed to Lessor at such address as shall have been last designated by Lessor in writing to Lessee, the Lessor's present address being East Washington Street, Greenville, South Carolina. If a different address be furnished by either party to the other in writing, notice shall thereafter be sent to the new address.