



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

LEASE

WHEREAS, THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Trustee, as Lessor, and TEXTILE AMUSEMENT CO., INC., a South Carolina corporation, as Lessee, entered into a Lease Agreement dated December 31, 1956 whereby the said Lessee did take the real estate described therein, on North Main Street in the City of Greenville; S. C., upon which the Fox Theatre is located, for a period of ten years ending December 31, 1967, said Lease having been duly recorded in the R.M.C. Office for Greenville County on March 21, 1957 in Deed Book 573 at Page 331; and

WHEREAS, the Lessee desires to make expenditures for improvements to said premises and to extend the term of said Lease, provided the Lessor shall likewise make certain expenditures; and

WHEREAS, the Lessor is willing to make the expenditures requested of it and to extend the Lease, subject to the terms and conditions stated herein;

NOW, THEREFORE, in consideration of the premises and the rentals herein agreed to be paid:

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The Lessor and the Lessee do agree that the existing Lease dated December 31, 1956, heretofore entered into between them shall be, and hereby is, extended for an additional term of ten years, so that the term of said Lease, as extended, shall end on the 31st day of December, 1977 at midnight.

The leased premises shall remain the same as described in the aforesaid lease, to wit:

