

MEMORANDUM OF LEASE

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NAME AND ADDRESS OF LANDLORD:

FIRST HARTFORD REALTY CORPORATION, a Delaware corporation, with an office at 685 Parker Street, Manchester, Connecticut 06040.

NAME AND ADDRESS OF TENANT:

ABC SOUTHEASTERN THEATRES, INC., a Delaware corporation, with an office at 230 South Tryon Street, Charlotte, North Carolina 28233.

DATE OF EXECUTION OF LEASE:

February 7, 1977.

DESCRIPTION OF LEASED PREMISES:

Certain premises in Greenville County, State of South Carolina, located within the "Greenville Mall", so called, on the Northwest side of Woodruff Road between Roper Mountain Road and Power Drive comprising twelve thousand (12,000) square feet, more or less, known and identified as the rear portions of Stores # 601, 602, 603, 604, and 605, located in Building #6; all as shown on a drawing entitled "GREENVILLE MALL, GREENVILLE, SOUTH CAROLINA, FIRST HARTFORD REALTY CORPORATION, 685 PARKER STREET, MANCHESTER, CONNECTICUT 06040, SITE PLAN"; and labeled "SK-73", and originally dated 7-9-76; revised through December 3, 1976. Copies of that drawing are annexed to and form a part of the Lease and are on file in the respective offices of Landlord and Tenant, to which reference may be had. A metes and bounds description of the "Greenville Mall" is annexed hereto as Exhibit "A".

TERM OF LEASE:

The term of the Lease commenced upon the date of the execution of the Lease, February 7, 1977, and shall expire at the end of the twenty fifth (25th) Lease Year.

OPTIONS TO EXTEND:

Tenant shall have two (2) options to extend five (5) years each.

IN WITNESS WHEREOF, the parties have respectively executed this Memorandum of Lease this 9th day of September, 1977.

WITNESS:

Georgia O. Willis FIRST HARTFORD REALTY CORPORATION

T. J. Donnelly

By: Leonard E. Seader (Title)
Vice President

Harold A. Webb ABC SOUTHEASTERN THEATRES, INC.

By: John L. King (Title)
Vice President

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S. T. HAYES, JR.
R.M.C.

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