

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

THIS AGREEMENT OF LEASE made this 4th day of April, 1947, by and between THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, TRUSTEE, hereinafter referred to as the Lessor, and ~~EDWARD~~ ^{EDWARD} C. CURDTS, FRED S. CURDTS AND JAMES W. CURDTS doing business as a partnership under the name of Trio Amusement Company, hereinafter referred to collectively as Lessee,

W I T N E S S E T H:-

The Lessor does hereby lease unto the said Lessee, and Lessee hereby takes and hires of and from the Lessor all that certain parcel or parcels of land, together with the theatre building thereon, known as the Rivoli Theatre, and exits therefrom, and lobby entrance thereto, and the permanent fixtures and appurtenances thereunto belonging, which were heretofore erected and installed by the Lessor, situate, lying and being in the City and County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at a point on the west side of North Main Street, corner of the lot of John McSween; thence with North Main Street, north 20° 00', east 46.5 feet to corner of lot belonging to the Lessor, which is now leased to J. B. White & Co., which point is 166.5 feet from the corner of North Main Street and College Street; running thence from said point north 69° 20' west with line of lot leased to J. B. White & Co., 120 feet to a stake on the east side of a 10 foot alley; thence along the east side of said lot south 20° 00', west 46.5 feet to corner of lot now (or formerly) belonging to John McSween; thence with line of John McSween south 69° 28', east 130 feet to the beginning corner;

excepting and reserving the two store-rooms on the main floor and extending through the mezzanine floor, together with the distinct and separate entrances, exits and hallways to the said excepted and reserved spaces.

TOGETHER with the rights, incidents, privileges and appurtenances thereunto belonging or in any wise appertaining.