

- 9 -

the Lessor their bond in the amount of Twenty Thousand (\$20,000.00) Dollars and in such form and with surety or sureties satisfactory to the Lessor, as security for the full and faithful performance and observance by the Lessee of all the terms, covenants and conditions herein contained. Provided, however, that at the expiration of one year from the date hereof, if the Lessee shall have completed the improvements and purchased the equipment as herein agreed and provided, the Lessee shall have fully performed and observed all of the terms, covenants and conditions on its part to be performed and observed, the said bond shall thereupon be cancelled.

g. That Lessor is expected to make at least one inspection annually and shall have the right to enter the demised premises, at all reasonable times, for the purpose of examination or inspection and for the purpose of making repairs, with the understanding that no repair is to be made unless Lessee be first consulted and consent thereto and that if any repair is made that it be made while public performances are not being given on the demised premises.

h. Not to use the demised premises for any purpose other than the purpose hereinbefore set forth, nor sublet the same or any portion thereof, without written consent thereto by Lessor, and on the termination of the demised term, to surrender the demised premises in as good condition as when received, damage thereto by fire, storm or other unavoidable causes and reasonable wear and tear excepted.

i. To comply with all rules, orders, ordinances and regulations of the municipality of the City of Greenville, other than such as may require structural change or structural changes, structural improvements or structural alterations in and to the demised premises.