

(B)
A. W. G.

4. In the event Owner neglects to pay when due, any obligations on any mortgage or encumbrance affecting title to the Leased Premises and to which this Lease is subordinated, or fails to perform any obligations specified under this Lease, the Tenant, after continuance of any failure or such default for twenty (20) days after notice in writing thereof by Tenant, may pay said assessments, principal, interest or charges or cure such default, all on behalf of and at the expense of Owner, and do all necessary work and make all necessary payments in connection therewith, and Owner agrees thereafter on demand, to pay Tenant forthwith the amount so paid by Tenant together with interest thereon at the rate of six (6%) per cent per annum and agrees that Tenant may withhold any and all rental payments and other payments thereafter due to Owner and apply same to the payments of such indebtedness, or, alternatively, Tenant may cancel and terminate this Lease by written notice to Owner given within thirty (30) days following such twenty (20) day period.

ARTICLE XX
INSOLVENCY

If at any time prior to the date herein fixed as the commencement of the term of this Lease or at any time thereafter there shall be filed by or against Tenant in any court pursuant to any statute either of the United States or of any state, a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's property, or if Tenant makes an assignment for the benefit of creditors or if there is an assignment by operation of law, or if Tenant makes application to Tenant's creditors to settle or compound or extend the time for payment of Tenant's obligation, or if any execution or attachment shall be levied upon any of the Tenant's property or the Leased Premises are taken or occupied or attempted to be taken or occupied by someone other than the Tenant, then this Lease shall at the Owner's option be cancelled and terminated and in which event, neither Tenant nor any person claiming through or under Tenant or by virtue of any statute or of an order of any court shall be entitled to possession of the Leased Premises.

ARTICLE XXI
RESTRICTION

Owner agrees not to directly or indirectly sell or lease space to any other person, firm or corporation within a radius of three (3) miles from the Leased Premises for the operation of a theatre.

ARTICLE XXII
NOTICES

All notices that are required or authorized to be given under the terms of this Lease shall be given in writing by United States certified or registered mail with postage prepaid addressed to the party to whom such notice is given, as follows:

OWNER	FLOOGLE, INC.	(name)
	_____	(street)
	_____	(city, state, zip)
TENANT	FRED-MARK CINEMA IV, INC.	(name)
	P. O. Box 278	(street)
	Mauldin, S. C. 29662	(city, state, zip)

ARTICLE XXIII
GENERAL
PROVISIONS

1. Nothing herein contained shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of rent nor

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