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proper condition so that public performances may be given therein and thereon, and until the delivery of possession of same to Lessee, prepaid rent being apportioned and adjusted.

h. That with respect to the new marquee to be erected by the Lessee, Lessee shall have the right to erect, keep and maintain any electric illuminated, non-illuminated or other sign or signs, on the top, sides or as a part of the said marquee. In addition thereto, the Lessee shall have the right to erect and maintain above the marquee and in front of and attached to the front wall of the said building an electric illuminated or non-illuminated sign running vertically above the marquee, of such size and height as the Lessee may choose, provided that said sign shall be erected and maintained in compliance with any and all laws, ordinances or lawful rules and regulations of governmental authorities having jurisdiction thereof.

i. That any notice to be sent to Lessor by Lessee, pursuant to any provision of this lease, or pursuant to any provision of law or statute, or which Lessee desires to send to Lessor, shall be deemed properly and sufficiently served if the same be enclosed in a sealed postpaid wrapper or envelope and be sent by registered United States mail, addressed to Lessor at Greenville, South Carolina.

j. That if and so long as Lessee pays the rent reserved in and by this lease, and keeps, observes and performs the covenants, conditions and agreements in this lease contained on the part of Lessee to be kept, observed and performed, Lessee shall and may peaceably and quietly have, hold and enjoy the demised premises for and during the term demised by this lease, free from molestation, eviction or disturbance; that the demised premises are free and clear of all mortgages, deeds of trust securing a loan or loans, other liens arising out of other instruments or encumbrances; that Lessor has good right to make and enter into this lease with Lessee, being the owner in fee of