

All that certain parcel or parcels of land, together with the theatre building thereon, known as the Fox Theatre, and exits therefrom, and lobby entrance thereto, fronting 18 feet more or less on Main Street, 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 $20^{\circ} 00'$, east 46.5 feet to corner of lot belonging to Mrs. Cora Byrd Keith, which is now leased to Western Auto Supply Co., which point is 166.5 feet from the corner of North Main Street and College Street; running thence from said point north $69^{\circ} 20'$ west with line of lot leased to Western Auto Supply Co., 120 feet to a stake on the east side of a 10 foot alley; thence along the east side of said lot south $20^{\circ} 00'$, west 46.5 feet to a corner of lot now (or formerly) belonging to John McSween; thence with line of John McSween south $69^{\circ} 28'$, 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.

II

As rental for said property for the extended term, Lessee agrees to pay the Lessor, and Lessor agrees to accept the sum of One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars, payable in equal monthly installments of One Thousand and No/100 (\$1,000.00) Dollars each in advance on the 1st day of each month during the term of this Lease, as extended.

III

The Lessee agrees to spend for remodelling the interior of the leased building and replacing furniture and fixtures therein a sum of not less than Ten Thousand and No/100 (\$10,000.00) Dollars, within six months from date hereof, and upon such