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GREENVILLE CO. S. C.

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CLERK OF COURSE

For True Consideration See Affidavit
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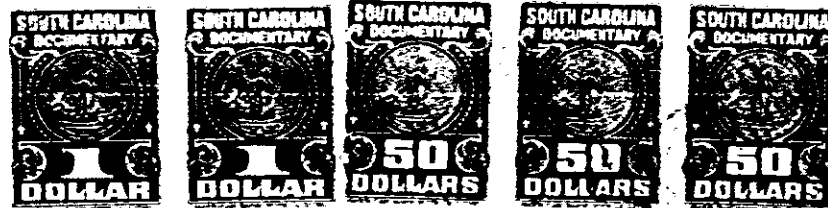
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS SHORT FORM LEASE made as of the 15th day of
January , 1976, by and between ALEX KIRIAKIDES, JR. and
JOHN KIRIAKIDES (hereinafter Lessor), whose address is 1315
Lowndes Hill Road, Greenville, South Carolina, 29607 and FAIRLANE/LITCHFIELD
COMPANY, INC. (hereinafter Lessee), a South Carolina corporation,
whose address is P. O. Box 627, Easley, South Carolina, 29640.

W I T N E S S E T H:

In consideration of the sum of Ten Dollars (\$10.00), and
other good and valuable consideration, and the mutual covenants
contained herein, Lessor does hereby demise and lease unto Lessee,
its successors and assigns, and Lessee does hereby accept as Lessee
of Lessor, all subject to the terms and conditions hereinafter set
forth, that certain parcel of land in the County of Greenville,
State of South Carolina, shown as the unnumbered theater lot having
approximate dimensions of 267.8' x 212' x 310' x 184' x 50.5' (here-
inafter designated as the Leased Premises) on site plan survey
prepared by Hiller-Webb Architects, attached hereto as Exhibit A
and made a part hereof, together with any and all improvements,
appurtenances, rights, privileges and easements, benefiting,
belonging or pertaining thereto.

TO HAVE AND TO HOLD said lands and premises, together with
any and all improvements, appurtenances, rights, privileges and ease-
ments benefiting, belonging or pertaining thereto unto Lessee, its
successors and assigns, for the term and upon the conditions herein-
after set forth:



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