

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ASSIGNMENT OF LEASE

This Assignment of Lease entered into by and between Tri-W, Inc., as Assignor, and Jerry N. Thomas, his heirs and assigns, as Assignee, whereby it is expressly understood and agreed as follows:

1. For value received Tri-W, Inc., does hereby bargain, transfer and assign unto Jerry N. Thomas, his heirs and assigns, all right, title and interest, the same being a leasehold estate, in and to that certain Lease executed by and between Chanticleer Real Estate Company, as Lessor, and Tri-W, Inc., as Lessee, demising a portion of Lots Nos. 29 and 30, South Carolina Highway No. 291, Paramount Park, Greenville County, South Carolina, executed copy of said Lease being attached hereto and made a part hereof.
2. The within Assignment of Lease is made subject to all terms and provisions of the aforesaid Lease to include, without being limited to, the payment of rentals.
3. Jerry N. Thomas, by accepting the within Assignment, does hereby agree to keep and faithfully perform all covenants, to include the payment of rentals to Lessor, to be kept and performed by Lessee under the terms and provisions of the aforesaid Lease.
4. Tri-W, Inc., does hereby covenant and warrant relative to the Lease referred to hereinabove as follows: (a) that said Lease has not been supplemented or amended in any way; (b) that the said Lease is valid and enforceable in accordance with its tenure; and (c) that there are no defaults thereunder or offsets, counterclaims or defenses thereto.

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