

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This lease agreement made and entered into by and between Ernest M. Davis, hereinafter referred to as Lessor, and William A. Hopkins, hereinafter referred to as Lessee:

WITNESSETH:

That in consideration of the rents, covenants and conditions hereinafter set forth, on the part of the Lessee to be paid, performed and observed, said Lessor does hereby demise, let and lease unto said Lessee a building located at 582 Perry Avenue, in the City of Greenville, South Carolina. The ten (10) Brunswick Pocket Billiard tables and equipment related thereto situate in the above building are included in this lease.

Said leased premises are to be used for the purpose of carrying on the business of a pool hall establishment.

To have and to hold the said leased premises for a period of two (2) years, beginning on the first day of September, 1970. That in addition thereto the Lessee shall have the option of giving a 60 day written notice prior to the expiration date to renew said lease for an additional two (2) years. The right of renewal herein given is subject to the Lessee having complied with all the terms and conditions of this Lease Agreement; otherwise, the right to renew shall not be available to the Lessee. The rental for any additional term under such option shall be negotiated by the parties.

The Lessee shall pay to the Lessor as rent for said premises the sum of \$6,000.00 per annum, in monthly installments of \$500.00 on the last day of each month and every month during the term hereof.

The rental shall begin on September, 1970.

The Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against Lessee during said term.



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