

5:00 P.M.

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT made and entered into be and between Thelma R. Trammell and Lewis C. Black, hereinafter referred to as Lessors, and Arnold Runnion, Fred Davis and Bob L. Banks, hereinafter referred to as Lessees,

W I T N E S S E T H :

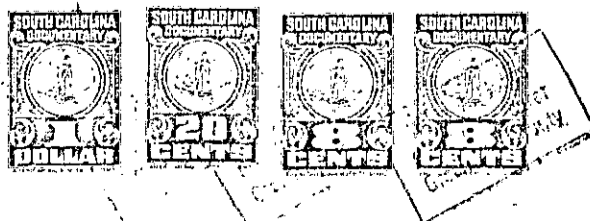
THAT the Lessors are the owners of a piece of property on Spring Street designated as Nos. 13, 15, 15½ and 17, and that the Lessees are desirous of leasing said property upon the following terms and conditions hereinafter set forth:

1. That the Lessees shall have the right to use all equipment now located in said building including, but not limited to, restaurant equipment, pool room equipment, counters and any and all other equipment owned by the Lessors in said building, with the distinct understanding that the equipment is to remain in the name of the Lessors and shall not be removed from said premises without the written consent of the Lessors; and that the Lessees, during the term of this lease, shall be solely responsible for the maintenance and upkeep of said equipment.

2. That the Lessors are only liable for the upkeep of the roof on said buildings. That the interior, exterior and all glass are to be maintained by the Lessees. The Lessees agree that the roof is now in sound condition.

3. That the Lessees further agree that they shall be responsible for all electric and water bills and all other utilities and any and all other operating costs.

4. It is further agreed that all plumbing, water pipes and wiring are to be the cost of the Lessees in the maintaining or the correction of any defects, and it is specifically understood that the Lessors are only responsible for the roof as heretofore mentioned.



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