

MAR 23 '81

HENLEY

STATE OF SOUTH CAROLINA)

)

SUBLEASE

COUNTY OF GREENVILLE)

)

This Sublease made this 23 day of March, 1981, by and between Billy Hong and Joy Hong, herein referred to as Sublessee; S.T. and J. Corporation, a corporation, and Sam Lagares, John Serpanos and John Davarinos, individually, herein referred to as Lessee; and William H. Henley and Melba Ray Henley Thompson and Bankers Trust of South Carolina, as Trustee, U/W of J.A. McMahan, herein referred to as Lessor.

RECITALS

1) Lessor, by lease dated December 9, 1977, and recorded in Greenville County Deed Book 1072 at Page 434, leased to Lessee the premises known as 636 North Main Street, Greenville, South Carolina. This lease is attached hereto and incorporated herein by reference as "Annex A". The premises are presently used for two commercial establishments, to-wit: a) The 24 Hour Food Store and b) Today's Spirits and Restaurant, together with all parking areas and other common areas.

2) Inasmuch as Sublessee has entered with Lessee a Buy-Sell Agreement dated March 1, 1981, relative, inter alia, to the purchase of that business known as "The 24 Hour Food Store" located on said premises and this Sublease relates to the continued operation of that business on the subject premises, Lessee and Sublessee desire that Lessor consent to a Sublease of the whole of the above-referred to premises, as follows:

a) Effective March 1, 1981, the subleasing of that portion of the building on the subject premises presently occupied by a retail business known as "The 24 Hour Food Store", together with the use of all parking relative thereto.

b) The first option to sublease those premises known as "Today's Spirits and Restaurant", together with the use of all parking relative thereto, in the event Lessee should ever elect to sublease those premises or should

2100 * 13511801

4328 RV-2