

SAMBO'S RESTAURANTS, INC.
6400 Cindy Lane
Greenville, CA 93013 #942
ACTING Lease Administrator

This Instrument prepared by
Sambo's Restaurants, Inc.

FILED
GREENVILLE CO. S.C.
AUG 14 4 43 PM '81
DONNIE S. TANKERSLEY
R.M.C.

1153-582

SHORT FORM LEASE

THIS AGREEMENT, made and entered into this 6th day of July, 1981, between
JACK E. SHAW 755 N. PLEASANTBURG DR., CITY-29601, as Lessor, and
SAMBO'S RESTAURANTS, INC., successor to Sarbo's of South Carolina, Inc., as Lessee.

W I T N E S S E T H:

That Lessor, for and in consideration of the rents, covenants and conditions set forth
in that certain Lease dated January 27, 1977 (as amended), has let and demised
to Lessee and does hereby let and demise to Lessee, that real property situate in the
City of Greenville, County of Greenville, State of South Carolina,
as described in Exhibit "A" attached hereto and made a part hereof, together with the
improvements constructed thereon.

That this Lease shall be for a primary term of twenty-five years commencing on the 1st
day of November, 1977, as provided in said Lease, the terms, covenants and
conditions of which Lease are by this reference incorporated herein and made a part
hereof as if the same were fully set forth herein.

This Lease and all its terms, conditions and stipulations shall extend to and be bind-
ing upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Short Form Lease as of the
date first above written.

Signed in the presence of:

Jimmy L. Dwyer
Witness

Daniel Dempsey
Witness

James L. Carpenter
Witness as to both

Kathy Ballantyne
Witness as to both

(LESSOR ACKNOWLEDGMENT)
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

On July 14, 1981, before me the
undersigned Notary Public in and
for said state, personally appeared
Jack E. Shaw known to me, and known
to me to be the person who executed
the within instrument.

WITNESS by hand and official seal.

Signature Sandra L. Dempsie
Notary Public
My commission expires June 15, 1989.

LESSOR:

Jack E. Shaw
Jack E. Shaw

LESSEE: SAMBO'S RESTAURANTS, INC.

By William J. Matthews

William J. Matthews
Vice President - Controller

By John M. Diracles, Jr.

(LESSEE ACKNOWLEDGMENT)
STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

On July 8, 1981, before me, the
undersigned, a Notary Public in and for
said State, personally appeared William J.
Matthews, known to me to be the
Vice President - Controller

, and John M. Diracles, Jr.,
known to me to be the Vice President -
Treasurer, of the corporation that
executed the within instrument, and known
to me to be the persons who executed the
within instrument on behalf of the corp-
oration therein named, and acknowledged to
me that such corporation executed the
within instrument pursuant to the by-laws
or a resolution of its board of directors.

WITNESS by hand and official seal.

Signature Donnie S. Tankersley

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