

STATE OF SOUTH CAROLINA ;  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS INDENTURE OF LEASE made the 26th day of August, 1983, and executed in duplicate, by and between W. Henry Sutherland (hereinafter referred to as the "Lessor") and The Savoury Corner, Inc. (hereinafter referred to as the "Lessee").

W I T N E S S E T H :

In consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be bound legally thereby, the Lessor and the Lessee do hereby covenant and agree as follows:

1. Lease of Premises. The Lessor hereby does lease and demise to the Lessee, and the Lessee hereby does take and hire from the Lessor, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, all that certain piece, parcel or lot of land, together with the building and all other improvements thereon, described in Exhibit A attached hereto and made a part hereof, all being sometimes hereinafter referred to as the "demised premises."

2. Term. TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of approximately two (2) years, beginning with the commencement date hereinbelow set forth and ending August 31, 1985. The Lessee shall have three (3) successive options to renew this lease for one (1) year periods, thereby allowing the Lessee the use of the demised premises for a total of approximately five (5) years upon the exercise of all three one (1) year options. The renewal of this lease by virtue of the exercise of each option shall be upon the same terms and conditions as apply during the primary term hereof except that the monthly rental with respect to a particular option period shall be as set forth in paragraph 4 below. The exercise of an option to renew shall be made by the Lessee giving the Lessor written notice of the Lessee's intention to do so (subject to the negotiation of an acceptable monthly rental as provided in paragraph 4 below) no

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