

k. Lessors shall not either directly or indirectly operate a business in competition with the K & S Restaurant within a three-mile radius of the demised premises for a period of five (5) years from date. This provision shall not prohibit operation of an ice-cream parlor or convenient-food store selling food or drinks not prepared on the premises.

l. Lessors further agree not to permit the operation of a business in competition with the K & S Restaurant on Lessor's property at the intersection of White Horse Road and Old Anderson Road during the term of this lease or any renewal hereof. This provision shall not prohibit operation of an ice-cream parlor or convenient-food store selling food or drinks not prepared on the premises.

m. Lessor grants a thirty day first-refusal option to purchase the demised premises to Lessee during the term of this lease or any renewal thereof.

n. That all the covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto, and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto signed, sealed and delivered the within Lease on the day and year last above written.

IN THE PRESENCE OF:

John G. Cheros Gus P. Stathos (LS)  
Gus P. Stathos, Lessor

Dave K. Boema George Sourlis (LS)  
George Sourlis, Lessor

Spiros P. Politis (LS)  
Spiros P. Politis, Lessor

John G. Cheros  
Dave K. Boema  
PAY, INC.  
BY: Panagiotis A. Panagiotopoulos (LS)  
Subscriber of 37% of outstanding  
stock, Lessee

AND: Yiota M. Balducci (LS)  
Yiota M. Balducci  
Subscriber of 33% of out-  
standing stock, Lessee

AND: Anastasia A. Panagiotopoulos (LS)  
Anastasia A. Panagiotopoulos  
Subscriber of 30% of outstanding  
stock, Lessee