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hereinafter described as is being leased to CIG, Inc., d/b/a
Chevy's Dinner and Bar.


KENT WATSON
Executive Vice President
Carolina-Estee Construction, Inc.
29 Gamecock Avenue
Charleston, SC 29407

SWORN to before me this

6th day of December, 1985.


NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 3/7/89