

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This Lease Agreement entered into by and between George L. Sosebee and Charles T. Merritt, d/b/a S & M Amusement Company, hereinafter referred to as S & M, and Alexiana Mullen and Thomas F. Mullen, husband and wife, hereinafter referred to as Mullens,

WITNESSETH:

WHEREAS, Alexiana Mullen is the owner of that piece of real property with building thereon in which is operated the Air Base Cafe and which is situate on Base Road near the main entrance to the Donaldson Air Force Base, Greenville County, South Carolina, and

WHEREAS, Mullens own and operate therein and thereon a business known as the Air Base Cafe, and

WHEREAS, Charles T. Merritt, above named, owns land adjacent to that owned by Alexiana Mullen above described, and

WHEREAS S & M is in the coin operated machine business,

NOW, THEREFORE, for and in consideration for the premises above named and the stipulations hereinafter set out, the parties hereto agree as follows, to-wit:

1. Mullens agree that S & M shall have the exclusive and sole right to place all coin operated machines in their business known as the Air Base Cafe for a period of two (2) years with the option in S & M to renew said lease for an additional three (3) year period upon giving the Mullens, either or both, notice of such intention at least thirty (30) days and not more than ninety (90) days before the expiration hereof. Said notice can be either verbal or in writing. Mullens shall receive fifty (50%) percent of the gross income to be derived from the operation of said coin operated machines.