

STATE OF SOUTH CAROLINA: || 4 15 PM '73
COUNTY OF GREENVILLE DONNIE S. YANKERSLEY
R.M.C.

LEASE AGREEMENT

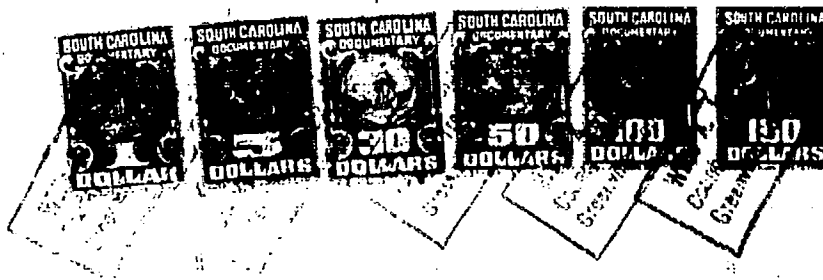
THIS INSTRUMENT OF LEASE made and entered into this
30th day of November, 1973, by and between Palmetto
Properties, a general partnership, (hereinafter referred to as
Lessor) and Caper House, Inc., a South Carolina corporation
having its principal place of business in Greenville County,
South Carolina (hereinafter referred to as Lessee),

WITNESSETH:

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

1. DEMISE: The Lessor does hereby lease and demise
unto the Lessee, and the Lessee does hereby 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 situated, lying and being in Greenville
County and being more particularly described in Exhibit A attached
hereto and made a part hereof, together with any and all improve-
ments now or hereafter constructed thereon as set forth hereinbelow
under paragraph 2 (a), appurtenances, rights, privileges and
easements thereto, 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 twenty (20)
years, beginning with the commencement date hereinbelow set forth,
together with two (2) five (5) year options to renew the term
hereof upon the terms, conditions and rentals hereinafter set
forth.



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