



STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this date by and between EVA C. HOWELL, JEAN H. HUTSON and ESTES B. HOWELL, JR. (hereinafter referred to as the Lessors) and DRAGON DEN, INC., THOMAS K. F. WONG and VIVIAN WONG, owners (hereinafter referred to as the Lessees),

- W I T N E S S E T H -

The Lessors do hereby lease and demise unto the Lessees, and the Lessees do hereby lease and take as tenants, all that certain piece, parcel or lot of land with buildings thereon, situate on the West side of Augusta Street in the City of Greenville, South Carolina, and being more particularly described as follows:

BEGINNING at a point on the West side of Augusta Street approximately 118 feet from the Southerly corner of Augusta Drive, and running thence along Augusta Street in a Southerly direction approximately 57 feet to a point; thence in a Westerly direction 145 feet; thence in a Northerly direction 57 feet; thence in an Easterly direction 145 feet to the point of beginning.

The buildings situate thereon measure approximately 57 feet across the front and have a depth of approximately 65 feet and are known as 2222, 2224, and 2226 Augusta Street.

Together with the right to use for parking purposes an area at the rear of said buildings measuring 57 feet and extending back a distance of 30 feet.

The above described property is a part of the same property conveyed to the Lessors by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 268, at page 109.

The Lessors agree to furnish an alley-way to the rear of said buildings on the North side thereof.

TO HAVE AND TO HOLD the said premises unto the Lessees for and during the full term beginning November 1, 1979, and ending October 31, 1989, together with all and singular improvements, appurtenances, rights, privileges and easements thereto belonging, or in anywise appertaining.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTER OF DEEDS
RECORDED
OCT 5 1979

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