

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

AGREEMENT

U. T. 5.

I, Arthur T. Siachos, Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto S & M Amusement Co., Inc., its successors and assigns, Lessee, for the purposes of operating a business, the building and equipment therein situate at 112 West Coffee Street, Greenville, S. C., now known as Virginia Grill, for the term of two (2) years, and the Lessee in consideration of said premises for the said term, promises to pay to the Lessor the sum of \$110.00 per month, beginning June 25, 1958, for twelve (12) months, and thereafter the sum of \$120.00 per month for the next succeeding twelve (12) Months. The Lessor further gives unto the Lessee an option to continue this lease for an additional year at the monthly rental of \$120.00 per month, and further the Lessor grants unto the Lessee an additional option to continue said lease after the third year for an additional year at \$120.00 per month, the Lessee to give the Lessor written notice of his intention to exercise said option, or options, thirty (30) days prior to the expiration of this lease.

It is further agreed that the Lessor may cancel this lease by selling the real estate and by giving the Lessee ninety (90) days written notice; however, the Lessor hereby grants to the Lessee, its successors and assigns, the first option to purchase said real estate at the price which the Lessor has proposed to sell to another purchaser during the term of this lease.

The Lessee hereby agrees to take the building just as it stands, the Lessor to repair the roof should it leak, and any other repairs to be made at the expense of the Lessee, unless otherwise agreed upon.

To Have and to Hold the said premises unto the said Lessee, S & M Amusement Co., Inc., its successors and assigns, for the said term. The destruction of the premises by fire or making unfit for occupancy or other casualty, or two (2) months arrear of rent, shall terminate this lease, if the

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