

~~Lessee shall not have the right to sublease the premises
or any portion thereof without the written consent of the Lessor~~

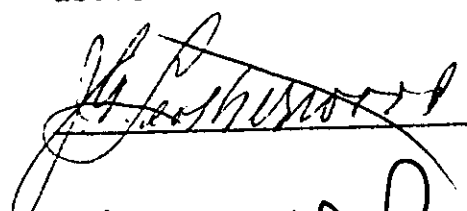
The Lessee shall furnish at his own expense all electrical current, gas and water, including the surcharge on the water bill made by Gantt Water and Sewer Sub-District and any other utilities; provided, however, that it is understood and agreed that water being furnished at 3414 Augusta Road, being other property of the Lessor, is to be run through the meter of Lessee and billed to Lessee, and Lessor is to reimburse Lessee for the payment of this water bill to the extent of \$4.00 every three months.

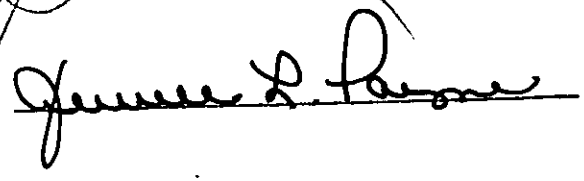
It is further understood and agreed that should the rent be not paid on or before the 10th. day of each month, then the whole amount of the rent covering the entire period of this Lease shall become due and payable at the option of the Lessor, and the Lessor shall have the option to terminate said Lease.

It is further agreed that the destruction of the premises by fire or other casualty causing the premises to be unfit for occupancy shall terminate this Lease, and further, that in the event that Lessee is dissolved, becomes bankrupt or makes an assignment for the benefit of creditors, then in either event the Lessor shall have the right to terminate this Lease at his option.


TO HAVE AND TO HOLD unto the said Lessee for the term above set forth, with the option to renew said premises for a third year upon the payment of \$250.00 per month, provided Lessor does not, in the meantime, sell said premises.

IN WITNESS WHEREOF, The parties hereunto set their Hands and Seals and do hereby bind themselves, their heirs, executors, administrators, successors and assigns, this the day and year first above written.

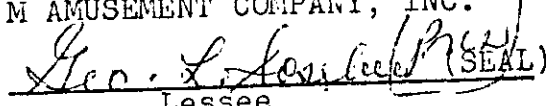








Lessor

S & M AMUSEMENT COMPANY, INC.
By: 

Lessee