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OFFICE OF PYLE & PYLE ATTORNEYS

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SHORT FORM LEASE JUN 26 4 25 PM 1964

THIS LEASE AGREEMENT, made and entered into this 16th day of June, 1964, by and between Homer Styles, Box 3536, Park Place Branch, Greenville, S.C. (hereinafter called the Lessor), and Burger King of South Carolina, Inc., a South Carolina corporation, P. O. Box 970, Coral Gables, Florida (hereinafter called the Lessee).

WITNESSETH

That Lessor, for and in consideration of the execution and delivery of a certain Lease Agreement bearing even date herewith, and the rents and covenants specified to be paid and performed by Lessee, hereby grants, demises and leases to Lessee and Lessee does hereby hire and take as Lessee that certain parcel of real property, together with the building to be erected thereon, located at 1513 Poinsett Highway, Greenville, South Carolina lying and being situated in Greenville County and more particularly described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina on the Westerly side of U. S. Highway 276, and having, according to a plat prepared by J. C. Hill, January 31, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of the right of way of U. S. Highway 276, 500 feet south of the intersection of Highway 276 and By-pass #291 and running thence with the right of way of said road S. 8-37 E. 235.3 feet to an iron pin; thence S. 72-55 W. 151.6 feet to an iron pin; thence N. 9-E. 270.1 feet to an iron pin; thence N. 88-51 E. 150 feet to the point of beginning.

to have and to hold the demised premises for a period of fifteen (15) Years, upon the terms, covenants and conditions as set forth in said Lease Agreement and commencing on a date provided therein. Parties will execute a supplemental instrument in recordable form setting forth the exact date of commencement.

IN WITNESS WHEREOF, the parties have caused this Short Form Lease to be executed by these presents the day and year first above written.

Signed, sealed and delivered in the presence of Billie P. Farn (As to Lessor)

Katherine M. Gabriel James S. Whaley (As to Lessee)

HOMER STYLES (Lessor) By Homer Styles

BURGER KING OF SOUTH CAROLINA, INC. (Lessee) (SEAL) Vice President (SEAL) Secretary (SEAL)

BK # 123-43

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