

PURPOSE - 1. The Lessees agree to construct and operate a drive-through type of restaurant.

TERM - 2. The term of the Lease shall be for a period of five years beginning with the date first above written with three (3) successive periods of five (5) years each at the option of the Lessees.

RENT - 3a. The Lessees agree to pay rent as follows:

For the first two (2) years the sum of One Hundred Fifty (\$150.00) Dollars each month commencing on the first day of the month following that month in which the Lessees have sales from their drive-in restaurant business or on January 1, 1967, whichever date first occurs.

For the remaining three (3) years, the sum of One Hundred Seventy Five (\$175.00) Dollars each month.

Such rent shall be payable in equal monthly installments in advance on the first day of each and every month during the term at the office of the Lessors in Greenville, South Carolina, or wherever the Lessors may direct in writing.

3b. For the first five (5) year renewal period which shall be deemed to commence on January 1, 1972, the sum of Two Hundred (\$200.00) Dollars each month; for the second five (5) year renewal period which shall be deemed to commence on January 1, 1977 the sum of Two Hundred Fifty (\$250.00) Dollars each month; for the third five (5) year renewal period which shall be deemed to commence on January 1, 1982, the sum of Three Hundred (\$300.00) Dollars each month.

IN CASE OF DEFAULT - 4. If any default be made in the payment of rent for a period of ten (10) days or if any other default be made in the performance of any of the covenants herein contained and such default shall remain uncorrected for ten (10) days after notice in writing delivered to the Lessees, then the Lessors may give the Lessees notice of intention to terminate the Lease not less than thirty (30) days thereafter. Upon the day so specified in such notice the leased term shall expire as fully and completely as if that day were the day originally fixed for such expiration, and the Lessees shall then quit and surrender the leased premises to the Lessors. If, by reason of the