

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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: LEASE AGREEMENT AND OPTION TO PURCHASE  
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THIS LEASE AGREEMENT AND OPTION TO PURCHASE Made and entered into this 24th day of November, 1975, by and between B. O. Thomason, Jr., as Executor and Trustee under the Will of the late Eloise G. Waters, hereinafter referred to as the "Landlord", and Dean Willis, Apartment 203, Club Key East Apartments, hereinafter referred to as the Tenant:

W I T N E S S E T H :

That for and in consideration of the mutual promises, covenants and agreements herein contained, it is agreed as follows:

(1) That the Landlord does hereby lease unto the Tenant and the Tenant does hereby take and lease from the Landlord the following described property:

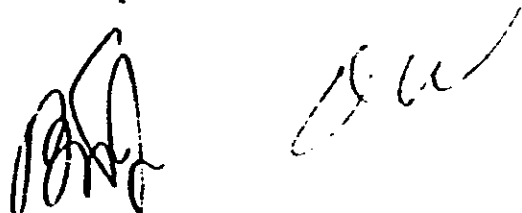
"ALL That certain store building and the land upon which said store building is erected, at 1617 Augusta Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of the Old Pantry Restaurant."

(2) TO HAVE AND TO HOLD Said premises for and during the term beginning December 1, 1975 and ending at midnight on December 31, 1977.

(3) The Tenant hereby agrees to pay to the Landlord for the use and occupancy of the leased premises the sum of \$125.00 per month in advance, payable \$125.00 on December 1, 1975, and a like payment of \$125.00 on the first day of each month thereafter for the term of this Lease, with said payments to be made to Eston L. Rodgers Real Estate Company, 121 Manly Street, Greenville, South Carolina, as agent for the Landlord.

(4) The Tenant hereby covenants and agrees that he will use the leased premises for the purpose of carrying on a lounge business and that he will not use said premises for any other purpose except with the written permission and consent of the Landlord.

(5) The Tenant is hereby authorized to make improvements on the premises to the walls, floor and ceiling at his own expense, it



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