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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

L E A S E

THIS AGREEMENT MADE AND ENTERED INTO this 6th day of June, 1979, by and between Clyde Jones, of the County of Greenville, State of South Carolina, hereinafter referred to as "Landlord", and Pig-N-Chick, Inc., a South Carolina Corporation, hereinafter referred to as "Tenant".

W I T N E S S E T H:

That in consideration of the rents, covenants, and conditions herein set forth, Landlord and Tenant be hereby covenanted, promise and agree as follows:

1. Landlord is the owner of a lot of land and building situated in the City of Mauldin, County of Greenville, State of South Carolina, and more particularly known as 401 Miller Road.

2. The term of the Lease shall begin on the 1st day of July, 1979, and shall continue on a month to month basis until the 31st day of December, 1979. If the Landlord and Tenant are in agreement to a continuation of this Lease after December 31, 1979, and the Tenant remaining in possession with the consent of the Landlord shall constitute agreement, and the Lease shall run from January 1, 1980 through December 31, 1980, with an option in favor of the Tenant to renew for an additional four (4) years from the expiration date of December 31, 1980, at the same rental rate as hereinafter specified. If the Tenant herein wishes to continue this Lease after the expiration date of December 31, 1980, then the said Tenant must give notice in writing to the Landlord herein, no later than three (3) months prior to the expiration date of this Lease.

3. The Tenant has agreed to rent and does hereby agree to rent the premises hereinabove mentioned, together with all improvements thereon and all appurtenances thereto, for the

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