

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

LEASE OF REAL PROPERTY

I, Jack R. Moore, hereinafter referred to as "lessor", in consideration of the rental hereinafter mentioned have granted, bargained and leased, and by these presences do grant, bargain and lease unto Collins Music Company, Inc., hereinafter referred to as "lessee", for the following use, to-wit: to operate a restaurant and lounge located at 1103-A and 1103-B (just two [2] sections of a large building), North Main Street, Greer, South Carolina, and the parking lot directly in front of 1103-A and 1103-B only, for a term of two (2) years with an option to be exercised within the two-year period to renew for an additional two (2) years at the present rental together with the additional increase in the cost of living index to be computed on the base rental of Three Hundred (\$300.00) Dollars per month, which option shall relate to 1103-A and 1103-B, North Main Street, Greer, South Carolina, only; said lease to run for a period of twenty-four (24) months from September 1, 1979. The said lessee, in consideration of the use of said premises for the said term, promises to pay to the lessor the sum of Three Hundred (\$300.00) Dollars per month in advance, due and payable on the first day of each month to the lessor. It is agreed that time is of the essence in the payment of the rental.

The lessee hereby takes the building just as it stands, unless otherwise agreed upon in writing. The lessor is to repair the roof should it leak; and it is further agreed that the roof is in sound condition and that the lessor will not be responsible for damages from a leaky roof until he is notified in writing of same and given a reasonable time in which to repair same, should a leak in the roof occur.

Use of the premises for any other business not herein called for which shall be in violation of any ordinance, statute or regulation - state, federal, county, local or otherwise - if not remedied or corrected by lessee within ten (10) days after written notice

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