

QUIET POSSESSION: The Lessors covenant and warrant that they have full right and lawful authority to enter into this lease for the full term aforesaid, and that they are lawfully seized of the entire premises hereby demised, have good and fee simple title thereto free and clear of all contracts, leases, tenancies, party wall agreements, restrictions, violations, liens and encumbrances of every nature whatsoever, except such easements and restrictions as are of record in the R.M.C. Office for Greenville County, South Carolina.

The Lessors further covenant, warrant and agree that if the Lessees shall discharge the obligations herein set forth to be performed by the Lessees, said Lessees shall have and enjoy, during the term hereof, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto without hindrance from the Lessors.

THE LESSORS AND LESSEES FURTHER COVENANT AND AGREE:

1. USE OF PREMISES: That the premises hereby demised shall be used for a RESTAURANT and shall not be used for any unlawful purpose during the term of this lease.

(a) The Lessees shall have the right to make such alterations and changes in the exterior and interior of the building situate on the demised premises as they deem necessary or desirable, subject to the reasonable approval of the Lessors.

(b) The Lessees shall also have the right to place such signs on the front of the buildings situate on the demised premises as they may desire, but no sign shall be placed elsewhere on the premises without the prior approval of the Lessors.

2. ASSIGNING AND SUBLETTING: The Lessees shall have the right to sublet the demised premises, or any portion thereof, to such person or persons as they shall desire and on such terms as they shall be able to secure, subject to the prior written approval of the Lessors, such approval not to be unreasonably withheld.