

9. Notices. Any notice or communication pursuant to this Lease shall be deemed to have been sufficiently given, delivered or made for all purposes hereunder when written and deposited in a sealed envelope in the United States mail, certified or registered, postage prepaid and return receipt requested, addressed as follows:

Landlord: AMF Bowl-Opp, Inc.
Dixie Bowl-O-Matic
1406 Cedar Lane Road
Greenville, South Carolina 29611

Tenant: Collins Music Company
1341 Rutherford Road
Greenville, South Carolina 29609

Either party may change its address by giving the other party written notice of its new address as herein provided.

10. Taxes. Tenant agrees to pay when due all taxes levied against its equipment and the conduct of its business in the leased premises or the rentals payable under this Lease for the term of the Lease and for any renewal terms.

11. Licenses. All machine license costs are to be shared equally (50%-50%) between Tenant and Landlord.

12. Manner of Operation. Tenant shall operate its business in the leased premises in accordance with law and in a manner compatible with the operation by Landlord of its family recreation center in the portions of the building.

13. Tenant will indemnify and hold Landlord harmless from all liabilities, legal or otherwise, and all of Landlord's costs and expenses resulting from any claim of such liabilities arising from Tenant's use of the leased premises and Tenant's game equipment.

14. Default. In the event that Tenant fails to make any payment due hereunder and such failure shall continue fifteen days after written notice thereof, or if Tenant shall neglect or fail to perform or observe any of the other obligations imposed upon Tenant and such neglect or failure shall continue thirty days after written notice thereof, then Landlord shall have the option to terminate this Lease and shall have the right to pursue such rights and remedies as may be allowed at law or in equity against Tenant.

This Lease shall be interpreted pursuant to the laws of the State of South Carolina.

Nothing contained herein is intended to or shall be construed as creating the relationship of employer and employee, or a partnership or joint venture between the parties hereto, it being understood and agreed that this document creates only a landlord-tenant relationship with respect to the leased premises.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

ATTEST:

Paul L. Fisher

AMF BOWL-OPP, INC. D/B/A
DIXIE-BOWL-O-MATIC

By: James H. Bunnell
James H. Bunnell, Manager

ATTEST:

Joni A. Metz

COLLINS COIN, INC.

By: Fred J. Collins, Jr. Pres.
Fred J. Collins, Jr., President
Fred J. Collins, Jr.
Fred J. Collins, Jr.

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