FILED GREENVILLE CO. S. C.

HAR 9 9:51/14'73

DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA.

LEASE

This Agreement made and entered into by and between Shoney's South, Inc., hereinafter referred to as "Lessor" and Donald L. Holland, hereinafter referred to as Lessee".

WITNESSETH:

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease unto the Lessee that certain lot of land situate, lying and being to the East of By-Pass 291 and also to the rear of property occupied by the Lessor of Shoney's Big Boy Restaurant near the city of Greenville, State of South Carolina, County of Greenville and being described as an area 130 feet more or less by 200 feet and including the front of a 20' by 30' building located on said premises together with a non-exclusive road from Highway 291 and the demised premises for ingress to and egress from and over and across the Northerly 24' of the Lessors property.

Said lease to be for a period of one year beginning on the first day of May, 1973 and expiring on the 30th day of April, 1974.

In consideration for said premises the Lessee agrees to pay to the Lessor the sum of One Hundred Fifty Dollars (\$150.00) per month as rent therefor, payable in advance on the first day of each and every successive month during said term.

The Lessee shall have the right and privilege of erecting a fence around said premises and agrees that such improvements shall be at the cost and expense of the Lessee and shall inure to the benefit of the Lessor upon termination of this lease.

(Continued on next page)