STATE OF SOUTH CAROLINA)

LEASE AND OPTION AGREEMENT

COUNTY OF GREENVILLE

THIS LEASE AND OPTION AGREEMENT made and entered into this

30th day of September, 1977, by and between James C. Odom and Thelma B. Odom, hereinafter referred to as the LESSOR, and Carolina Amusement Company, a General Partnership, hereinafter referred to as the LESSEE,

WITNESSETH:

WHEREAS, the parties hereto are desirous of entering into a five (5) year lease agreement for the premises described herein and to be included within said Lease is an option in favor of the Lessee to purchase the described property at any time within the term of the Lease for the sum of Forty Five Thousand Dollars (\$45,000.00); and

WHEREAS, the Lessee is desirous of giving the Lessor a purchase money mortgage for the balance of the purchase price after a down payment of twenty nine per cent (29%) if the option is exercised; and

WHEREAS, the parties are desirous of setting forth certain conditions and restrictions pertaining to the use and occupancy of the premises by the Lessee.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and the Lease of the premises described herein, the parties hereto agree as follows:

- 1. The Lessor covenants that the Lessee on paying the said rental and performing the conditions of this Lease shall peacably and quietly hold and enjoy the demised premises for the term of the Lease.
- 2. The term of the Lease shall be for five (5) years beginning October I, 1977 and run to October I, 1982. The rental during the first two (2) years of the Lease shall be Two Hundred Dollars (\$200.00) per month and for the last three (3) years of the Lease shall be Two Hundred Fifty Dollars (\$250.00) per month. Said rental shall be payable until such time as the option is exercised.
- 3. Simultaneously herewith the Lessor grants to the Lessee an option to purchase the demised premises for the sum of Forty Five Thousand Dollars (\$45,000.00) and

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