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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT AND CONSENT TO ASSIGNMENT

Le Chateau Management Corporation, a North Carolina Corporation, successor in interest by merger to Le Chateau of South Carolina, ("Assignor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby transfer, assign and convey to Steak and Ale of Columbia, Inc., a Nevada corporation ("Assignee"), all of its right, title and interest in and to that one certain Lease dated October 10, 1968, ("Lease"), originally by and between James O. Cagle and Mamie B. Cagle as Landlord and Humble Oil and Refining Co., predecessor in interest by merger to Exxon Corporation, predecessor in interest by assignment to Le Chateau of South Carolina, dated October 31, 1978, and filed of record November 30, 1978, in Deed Book 1092, page 843 Greenville County, S.C. as Tenant, such Lease demising a tract of land in the City of Greenville, County of Greenville, State of South Carolina more particularly described on Exhibit "A" attached hereto for all purposes. Assignee hereby acknowledges that it is familiar with all of the terms and contents of such Lease, and does hereby agree to be bound by all of the terms, covenants, and conditions thereof.

Assignor and Assignee do hereby acknowledge and agree that the Assignment contained herein shall not constitute a novation or in any way release Assignor from further performance of its obligations under the Lease, including the payment of rent, and Tenant and Steak and Ale of Columbia, Inc. shall continue liable

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