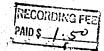
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OUNDIE S. TANYERSI SX LEASE AGREEMENT R.H.C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

| | This Lease entered into this | ELEVENCE | , day of | MAY | , 197 <u>_3</u> | , by and be |
|----|------------------------------|--|-----------------------|----------|-----------------|-------------|
| re | Collins Music Company, Inc. | , hereinafter referred DBA Bob O V Gril | i to as Lessor a L | nd Floyd | Wilson | |

WITNESSETH:

New, therefore, in consideration of the mutual terms, conditions and covenants set forth herein, the Lessor, owner of coin operated amusement machines, does hereby lease to the Lessee the machines to be placed at 114 Pendleton Street Greenville, South Carolina
The Parties hereto, for themselves and their representatives, heirs or assigns, do covenant and agree as follows:

The Lessor covenants to install after execution of this agreement upon said premises the coin-operated pinball and amusement machines further defined as those machines requiring Federal Tax Stamps and governed by South Carolina Statute 5-621 and 5-622 of the Code of Laws, State of South Carolina, 1962, as amended. It is clearly understood that these machines are not included in any other coin machine agreement with this Lessor.

2. This lease shall remain in full force and effect during the term of operation of any machines of this type owned by the lessor and placed in the lessee's place of business even though an understanding by lessee and lessor that the inachines will be swapped or rotated from time to time for another similar type machine. It is also agreed by both lessee and lessor that this lease can be terminated by either party upon written notice from one to the other at any time and the machines will be removed immediately upon notification.

Lessor shall repair, clean and maintain said machines upon call between the hours of 9:00 A. M. and 11:00 P. M.

4. In consideration therefore, the lessor shall receive as rental and maintenance service charges of 25 % of the weekly proceeds from said machines. Weekly proceeds being defined as all montes taken in by said machine.

5. All machines installed by the lessor shall remain the solu and exclusive property of the lessor. All machines so placed shall bear the name of the lessor and shall state thereon that said machines are the sole property of the lessor, further, each machine shall lear at all times a placerd or sign affixed prominently thereto stating "For Amusement Only, "

6. The lessee and lessor both will share equally in the expense of the special Tax Stamp required by the Federal Government. It is further agreed by lessee and lessor that the state, city and county license expense also all property tax on said machines will be paid by lesser.

7. In conjunction with the operation of the above machines, the lessee hereby covenants and agrees that it

and its representatives will strictly probibit and take affirmative action to prevent the occurrence of any of the following:

Gambling, betting, games of chance, or other illegal activity in any manner.

Payoffs, prizes, rewards, bonuses, commissions, splitting of profits, or other remuneration or distribution of any type to any persons other than that agreed upon between the parties as stipulated herein.

Delivery to any agent or representative of the Lessor or any other organization of any renumer ation or proceeds not specified herein in writing,

The lesses hereby further covenants and agrees to notify the appropriate law enforcement agencies of the occurrence or attempted occurrence of any of the above prohibited acts.

The lessee shall be held responsible for the use and operation of said machines and shall held lessor harmless from any liability, civil or criminal, if the machines are improperly or illegally used in violation of any Federal. State or City law constituting a criminal offense whereby said machines are confincated by any law enforcement agency due to lessees improper use or that of his representative, the lessee shall be responsible and bound to lessor for the cost of said machines

8. The lessor further reserves the right to terminate this agreement immediately without ponalty or re-

course for dimage of any type * testacever upon receipt of reasonable information or suspicion that my act, occurrence, or event prohibited above also or is about to occur.

O. This agreement shall be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns, and in the event the lessee sells or assigns his intelligible in the said premises, such successor that the behind he the tenne of this parament, subject to the lesser stable to tenning the lag agreement to meet. shall be fully bound by the terms of this agreement, subject to the lessors right to terminate this agreement immediately without cause. This agreement shall not be construed to create a joint venture between the parties hereto.

10. In the event a Court of competent jurisdiction declares any of the conditions or terms herein invalid, it is understood by the parties that the remaining conditions or terms shall have full force and effect.

This contains all the agreements of the parties, there being no other reservations or understandings. The parties certify authority to enter into this agreement.

| WITNESSES: | COLLINS MUSIC COMPANY, INC. By Strike Lessor |
|--------------|---|
| | For the Lesson |
| suc Banister | For the Lessey Milon |