AUG 3 1 02 PM 1960

STATE OF SOUTH CAROLINA CL. : WATH

: N.M.O. LEASE AGREEMENT

COUNTY OF GREENVILLE :

THIS LEASE Made this the 3/14 day of July, 1960, by and between James H. Sutton and wife, hereinafter referred to as the Lessors, and S & M Amusement Company, Inc., hereinafter referred to as the Lessee:

WITNESSETH

The Lessors do hereby lease to the Lessee those certain premises consisting of a building thereto commonly known as Sutton's Truck Stop on White Horse Road in Greenville, South Carolina, and consisting of a restaurant and the equipment therein, specifically excluding the gas station and the lot connected therewith, for a term of Six (6) months, from the 3/th day of July, 1960, for use as a restaurant.

- IN COMSIDERATION OF THE ABOVE LEASE, the parties hereby covenant and agree as follows:
 - l. Lessee shall pay Lessors as rental for the above described premises, the sum of Sixty-Five (\$65.00) Dollars per month. It is agreed that the first six (6) months rent shall be paid in advance upon the signing of this instrument, a total sum of Three Hundred Ninety (\$390.00) Dollars.
 - option to extend the provisions of this lease for an additional period of six (6) months at an agreed rental of not more than self. Five (*75.00) Dollars per month, payable on the first day of each month during the term of such extension, upon receipt of written notice from the Lessee of his intention to exercise such option at least thirty (30) days prior to the expiration of the term of this Lease. By the same token, the Lessee shall have the right or option to extend the term of this Lease for a successive period of six (6) months, subject to the specified notice of intention and at an agreed rental

