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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

L E A S E

KNOW ALL MEN BY THESE PRESENTS that Chanticleer Real Estate Company, a South Carolina corporation (hereinafter referred to as the Lessor), does hereby lease to Tri-W, Inc., a South Carolina corporation (hereinafter referred to as the Lessee), the following described property:

All that certain piece, parcel or lot of land, situate, lying and being on the south side of South Pleasantburg Drive (S.C. Highway 291) in the City and County of Greenville, State of South Carolina, being portions of Lots 29 and 30 of Paramount Park, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of South Pleasantburg Drive in the front line of Lot No. 29 at the corner of property owned by the Hughes Foundation and running thence along Pleasantburg Drive N. 46-41 E. 100 feet to a point in the front line of Lot No. 30; thence through Lot No. 30 S. 43-15 E. 126.2 feet to a point; thence S. 46-45 W. 100 feet to a point; thence through Lot No. 29 N. 43-15 W. 126.2 feet to the point of beginning.

Subject to any highway easements or rights of way across said property and subject to any sewer or other existing easements thereon.

This lease shall be for a term of fifteen (15) years commencing August 1, 1968, and terminating July 31, 1983. For such lease, the Lessee agrees to pay a rental of Twenty-Seven Thousand and No/100 Dollars (\$27,000.00) payable One Hundred Fifty and No/100 Dollars (\$150.00) per month in advance, the first such payment to be made on or before the first day of August, 1968, and a like payment on or before the first day of each and every month thereafter during the term of this lease.

It is understood and agreed that the leased property is to be used by the Lessee for a parking lot and shall be used for no other purpose without the express consent in writing of the Lessor. (The Lessor hereby consents to the use of a portion of said premises for the operation of a liquor store providing that the same is approved by the South Carolina

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