

STATE OF SOUTH CAROLINA
CITY OF GREENVILLE

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THIS LEASE, made and entered into this 28th day of June, 1974 by and between GOLDEN EAGLE of GREENVILLE, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, Landlord and PHILIP W. PORTER, Greenville, South Carolina,
Tenant:

WITNESSETH:

Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby take and hire from the Landlord the restaurant kitchen, lounge and meeting room, which certain premises contain approximately 4,500 square feet, located in the Golden Eagle Motor Inn, 540 N. Pleasantburg Drive, Greenville, South Carolina.

This lease shall be for a term or period beginning July 1, 1974 and ending five (5) years from said date.

In addition to the property specifically leased hereby, the Tenant shall have the right of ingress and egress for itself, its employees and customers, through all doors and common passageways of the Golden Eagle Motor Inn and shall have the non-exclusive use of all parking facilities at or provided for the Golden Eagle Motor Inn for its customers and for two of its managerial employees.

This lease is subject to the following terms and conditions which are mutually agreed upon, to-wit:

1. The space hereby demised shall be used by the Tenant in the operation of a restaurant and lounge and may include a soda fountain, newsstand and candy or cigarette case for sale of such miscellaneous merchandise as is customarily sold in

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