



BOWLING PRODUCTS GROUP ■ Bowling Division U.S.
Jericho Turnpike, Westbury, New York 11590-516/333 6900
AMF INCORPORATED

MORTGAGE/TRUST MODIFICATION, WAIVER AND CONSENT

AGREEMENT, made the 17th day of July, 1981, by and between

Virginia Gibson, an Individual
(Name of Mortgagee/Trustee)

(Business Address)

mortgagee/holder of a trust deed of/on certain premises and/or bowling center located at *see copy attached*

301 Balcombe Blvd., Simpsonville, South Carolina and
(Address of bowling center location)

McLees, Inc.
(Name of Mortgagor/Trustor)

301 Balcombe Blvd., Simpsonville, South Carolina
(Business Address)

the mortgagor/trustor of said premises and/or bowling center leased to:

(Tenant)

(1) Said mortgagee/trustee is the owner and holder of a mortgage/trust deed and note on the above mentioned premises and/or bowling center pursuant to mortgage indenture/Trust Deed No. _____ dated _____ and represents that said mortgage/trust deed has not been recorded unless otherwise indicated below:

Place of recording: _____

Date of recording: _____

Book and page: Mortgage Book 1451-820 *see copy attached*

(2) The mortgagor/tenant of the mortgagor has entered into or is about to enter into a lease agreement and/or purchase order and security agreement with AMF Incorporated for the installation and use of eight (8) AMF Automatic Pinspotter machines and/or sixteen (16) MagicScore units, including the replacement thereof, and certain other machines and/or equipment specified as follows:

- Four (4) pr. Underlane Bowling Lanes; four (4) ea. Mod IV Ball Returns;
- four (4) pr. Underlane radaray Foul Detector; four (4) 8 seat Classic Bowlers Settee; four (4) Score Units (2 seats)

including replacements thereof and appurtenances thereto, which machines and/or units and/or equipment have been or are to be installed and used at the above mentioned premises.

NOW, THEREFORE, in consideration of the agreement to lease and/or sell said AMF Pinspotter machines and/or MagicScore units by AMF Incorporated and/or to sell the aforesaid equipment under said time contract by AMF Incorporated, together with other good and valuable consideration, receipt of which is hereby acknowledged, said mortgagee/trustee consents to the installation and use of said machines and/or units and/or equipment and hereby agrees: that said mortgagee/trustee shall not have or acquire any right, title or interest in or to said machines and/or units and/or equipment by reason of attachment thereof to the premises, or otherwise; that the representatives, agents and employees of AMF Incorporated, its successors and assigns, may enter upon said premises and remove said machines and/or units and/or equipment in the event of breach, termination, suspension, or cancellation of any agreement under which said machines and/or units and/or equipment are installed and/or used; and said mortgagee/trustee hereby expressly waives in favor of AMF Incorporated, its successors and assigns, any claim, interest, right or lien now in existence or hereafter acquired in, on, or to the said machines and/or units and/or equipment, replacements thereof and additions thereto. Should the mortgagee/trustee refuse to allow the agents and employees of AMF Incorporated, its successors and assigns, to enter upon said premises and remove said machines and/or units and/or equipment then said refusal shall entitle AMF Incorporated to recover from the mortgagee/trustee the damages resulting from said refusal. Said damages shall consist of the diminishment in the value of the machines and/or units and/or equipment or the reasonable rental for the machines and/or units and/or equipment, whichever is greater, plus any sums spent by AMF Incorporated in order to obtain possession of the machines and/or units and/or equipment, including reasonable attorneys fees and costs.

This mortgage/trust modification, waiver and consent shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the day first above mentioned.

Witness [Signature] _____ (L.S.)

Witness [Signature] _____ (L.S.)
(Witnesses required: Colorado 2, Florida 2, Georgia 1, Illinois 2, Michigan 2, Minnesota 2, New Hampshire 1, Ohio 2, South Carolina 2, Vermont 2, Wisconsin 2; other states none)

By Virginia Gibson _____ (L.S.)
(Mortgagee/Trustee)

By Virginia Gibson _____ (L.S.)
(Title) Virginia Gibson, an Individual

Attest: [Signature]
(Secretary of Mortgagor/Trustor if a corporation)
(CORPORATE SEAL)

TYPE OR PRINT NAMES BELOW ALL SIGNATURES

_____ (L.S.)

McLees, Inc. _____ (L.S.)
(Mortgagor)

Attest: [Signature]
(Secretary of Mortgagee/Trustee if a corporation)
(CORPORATE SEAL)

By Tommy McLees _____ (L.S.)
(Title) Tommy McLees, President

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