

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EXHIBIT A.

WHEREAS, The Peoples National Bank of Greenville, South Carolina, as agent for Janie R. Aiton, has been requested to lease to S. & S. Cafeteria of Greenville, Incorporated, the premises known as 212-214 North Main Street, Greenville, South Carolina, according to the city enumeration for a period of twenty-five years for the rental stipulated in said lease and,

WHEREAS, the undersigned is the owner of the major portion of the capital stock of S. & S. Cafeteria of Greenville, Incorporated and as an inducement to The Peoples National Bank of Greenville, South Carolina, as agent for Janie R. Aiton, to execute said lease, the undersigned does hereby guarantee and agree that the paid in capital stock of the S. & S. Cafeteria of Greenville, Incorporated shall not be less than the sum of Twenty Thousand Dollars (\$20,000.00) and that prior to the opening by said lessee of a cafeteria upon said leased premises, the undersigned will deliver or cause to be delivered to said corporation as its assets modern fixtures and equipment peculiar to the operation of a cafeteria to the extent and possessing a value of at least Eighty Thousand Dollars, (\$80,000.00), which fixtures and equipment shall be free and clear of all liens or claims at the time said fixtures and equipment are placed upon the leased premises and at the time said cafeteria is opened for business, and should any portion of said fixtures or equipment be subject to a lien or claim at said time that the undersigned will cause said claim or lien to be subordinated to the rights and interests of the Lessor in said lease above referred to; likewise, the undersigned agrees to protect and at all times save harmless The Peoples National Bank of Greenville, South Carolina, as agent