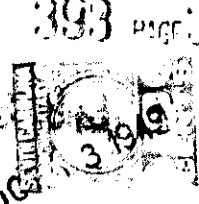
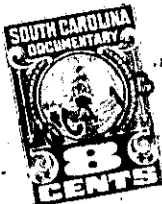


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



This lease and agreement supersedes, terminates and cancels an agreement between Greenco Realty, Inc., Lessor, and John Conits, Lessee, executed September 17, 1945 and later assigned by the said lessee to George Conits, now

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Greenco Realty Inc. by and through its president, R. A. Jolley, hereinafter designated as the lessor, for and in consideration of the rental hereinafter mentioned does grant, bargain, and release, and by these presents grant, bargain, and lease unto George Conits, hereinafter designated as the lessee, the premises known as #107 W. Washington Street, in the City of Greenville, for the purpose of operating a restaurant for the term of five (5) years from the date of the signing and sealing of these presents, and the said lessee in the consideration of the use of said premises for the said term promises to pay to the said lessor the sum of Two Hundred Thirty Five and no/100 (\$235.00) dollars per month rent, payable on October 1, 1949, in advance, and on the first day of each succeeding month thereafter for the full term of this lease.

It is mutually understood that the lessee is to defray the cost of all inside improvements made on the property. The lessee is to also pay his electrical and water bills. The lessee is not to sublet the premises without the written consent of the lessor. All fixtures installed on the premises by the lessee are to remain his property and are to be removed at the termination of this lease. Destruction of the premises by fire shall not terminate this lease, but the lessor may make repairs or restore the building within a reasonable time.

The lessor agrees to furnish not more than twenty-five (25) tons of coal for use in heating the premises, the lessee agrees that he will fire the furnace or provide sufficient employees to perform this act. Further, the lessee agrees to provide whatever coal may be needed in excess of twenty-five (25) tons per year, and to maintain the stoker in good workable condition.

To Have and To Hold the said premises unto the said lessee, his executors, administrators, and assigns for the said term.

WITNESS our hands and seals this 1st day of October, 1949.

WITNESSES:

W. J. Peckham
John Conits

GREENCO REALTY INC.

BY: R. A. Jolley (President)
Lessor

George Conits
Lessee