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R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

This AGREEMENT, executed this 20th day of JANUARY, 1953, at Greenville, South Carolina, by and between LOUISE M. DAVIS, hereinafter called LANDLORD and NICK H. BOBOTIS, hereinafter called TENANT,

W I T N E S S E T H:

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter set forth, it is agreed as follows:

1. That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property, situate in the City of Greenville, State and County aforesaid, to wit:

ALL that lot and building now occupied by Capri's Restaurant and being better known as #1609 and #1611 Augusta Road, including the vacant lot owned by the Landlord adjacent to the building now occupied by Capri's Restaurant, having a frontage of approximately 90 feet, subject, however, to a right of ingress and egress over said vacant lot by the occupant of the building adjoining the leased premises herein.

2. To have and to hold the said premises with all rights and privileges thereunto belonging, for and during the period of TWELVE (12) YEARS, commencing February 1st, 1953 and ending on January 31st, 1965.

3. The Tenant agrees to pay the Landlord for and during the term of this Lease, a rental of THIRTY THOUSAND, FOUR HUNDRED AND NO/100 -----(\$30,400.00) ----DOLLARS, payable \$600.00 upon the execution of this Agreement, the receipt of which is hereby acknowledged, and the balance in monthly instalments of \$200.00 on the first day of each month, commencing JUNE 1st, 1953 up and until FEBRUARY 1st, 1959; at which time the monthly payments