

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REAL ESTATE LEASE

THIS AGREEMENT, made and entered into at Greenville, South Carolina, by and between Edward J. Nasser, Leroy Nasser, and Mrs. Edward Howard, jointly, hereinafter referred to as the lessors, and James A. Tzouvelekas, hereinafter referred to as the lessee;

W I T N E S S E T H :

That, for and in consideration of the covenants and agreements to be kept and performed by the lessee, the lessors do hereby grant, bargain, demise and lease unto the lessee the following described real property:

"All that certain lot of land situated near the City of Greenville, State of South Carolina, between Mercon Road and Seaborn Line Road, consisting of Lots 1, 2, 1 A and 2A, formerly the property of J. L. Seaborn Estate, more accurately described in Plat Book C-52, by plat of C. O. Fiddle, Surveyor, made December 2, 1952, and having the metes and bounds as set out by said plat."

TO HAVE AND TO HOLD the aforesaid premises unto the said lessee from the date of the commencement of this lease and continue for a period of five (5) years thereafter.

It is understood and agreed that the lessee is leasing said property for the purpose of establishing and operating a drive-in for colored people thereon, and for such purpose, shall have the right to erect and maintain a building, or buildings, at his own expense, on said property.

In consideration for said premises herein leased, lessee hereby covenants and agrees to pay to the lessors as rent therefor the sum of eight thousand, eight hundred and fifty (\$8,850.00) dollars, to be paid as follows: One Hundred and Twenty-five (\$125.00) dollars each month for the first six (6) months of said lease, and One Hundred and fifty (\$150.00) dollars each month thereafter until the termination of this lease.

It is understood and agreed that this lease begins as of the first day of April 1956, and extends until the first day of April 1961. But it is further agreed that the lessee shall have the option to extend this lease for a further term of five (5) years, to-wit: from April 1, 1961 to April 1, 1966, provided the lessee shall give the lessors, on