

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAR 11 2 45 PM 1960

L-E-A-S-E

This Lease and Agreement made and entered into this the 1st. day of March, 1960, between William Ed DeLisle, hereinafter referred to as Lessor, and S & M Amusement Company, Inc., hereinafter referred to as Lessee, both of the County and State aforesaid,

W-I-T-N-E-S-S-E-T-H:

That in and for the consideration and mutual covenants hereinafter set out, Lessor does hereby lease unto the Lessee for a period of One (1) year, beginning March 1, 1960, with the option hereby given to the Lessee to renew said lease for an additional year at the same rental as for the first year, the following described premises, to-wit:

That certain building, together with the lot and parking area upon which said building is situate, located at 3410 Augusta Road, County and State aforesaid, and formerly known as "Mrs. Bill's Restaurant."

In consideration for the use and rental of said premises, Lessee agrees to pay to the Lessor the sum of \$225.00 per month, payable in advance, the first payment to be due March 1, 1960, and \$225.00 per month for the remaining period of said Lease.

It is further understood by and between the parties hereto that the Lessee shall at his own expense keep the septic tank clean and agrees to take the premises, described hereinabove, as they now stand and to keep the same in a sanitary condition that will meet with the approval of the Board of Health, and further agrees to make any and all repairs to said premises at his own expense. Any modification or alterations of said building are not to be made without the written consent of the Lessor and any alterations or modifications that might be made are to be made at the expense of the Lessee. It is agreed, however, that the Lessor is to maintain the roof in a sound and leakproof condition. The Lessee shall surrender the premises at the termination of this Lease in as good condition as they now are, ordinary wear and tear excepted.

(Continued on Next Page)