

It is agreed that the lessor shall have the exclusive right for the purpose of installation of coin-operated music and amusement machines within the premises and the lessee agrees that it will not install any coin-operated music or amusement machines within the premises except with the written approval of the lessor. It is agreed and understood that the installation of coin-operated music and amusement machines in the premises by the lessor shall be at a rate agreeable between the lessor and lessee and shall be reduced to writing.

It is further agreed and understood that the lessor shall carry any and all insurance on the building and shall pay any and all premiums therefore. It is further agreed and understood that the lessee shall carry any insurance on personal property of the lessee that may be placed within the premises and that the lessee shall pay any premiums on such personal property.

The lessor and lessee agree that this lease is conditioned and contingent upon the Alcoholic Beverage Commission of South Carolina, granting to the lessee a license for the sale of beer and wine on the premises. It is agreed by the lessee that he will forthwith make application to such Commission for a beer and wine permit and shall diligently pursue such application and shall notify the lessor immediately upon either the issuance of such a license being made or in the alternative the denial of such application.

It is agreed that the lessor is to completely refurbish, refurbish and redecorate the premises by refurbishment, redecorating and supplying new furniture, rugs and furnishing so that the premises will be ready for the full and complete operation by the lessee on or before July 15 1971. 7200

It is further agreed that the lessee is to have full parking privileges for his employees and patrons on any parking area on which the building does not occupy.

To Have and to Hold the said premises unto the said lessee, Mauro Seminara, his executors or administrators for the said term. It is agreed by the parties hereto that the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agrees to

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