

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE
(Recording Form)

FILED
GREENVILLE CO. S.C.

THIS LEASE, made and entered into this 2nd day of December, 1972, by and between JACK D. SLOAN, JR., a resident of Greenville County, South Carolina, hereinafter called "Landlord", and PIZZA INN & COMPANY, INC., a corporation organized and existing under the Laws of the State of South Carolina, hereinafter called "Tenant".

WITNESSETH

FOR AND IN CONSIDERATION of the rentals and the mutual covenants and conditions hereinafter setforth, the Landlord and Tenant do hereby covenant and agree, as follows:

The Landlord does hereby lease and demise unto the Tenant, and the Tenant does hereby take as Tenant, subject to the terms and conditions hereinafter provided for, the following described premises, to-wit:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the southeastern corner of the intersection of LeGrand Boulevard with McAlister Road, in the City of Greenville, County of Greenville, South Carolina, being a portion of property shown on a revised portion of SHERWOOD FOREST, made by Dalton & Neves, Engineers, dated November 1953, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, page 23, and having according to a plat of the property of Jack D. Sloan, Jr. made by Campbell & Clarkson, Surveyors, Inc., dated November 27, 1972, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of LeGrand Boulevard (said point being located N 63-31 W 150 feet from the southwestern corner of the intersection of LeGrand Boulevard with South Pleasantburg Drive), and running thence S 26-04 W 200 feet to a point; thence N 63-31 W 241.9 feet to a point on the right of way of the McAlister Road; thence along the eastern side of McAlister Road N 26-47 E 200.1 feet to a point at the intersection of McAlister Road with LeGrand Boulevard; thence along the southern side of LeGrand Boulevard, S 63-31 E 239.4 feet to the point of BEGINNING.

TO HAVE AND TO HOLD the same for and during a term of fifteen (15) years commencing on the date the improvements on the above described property shall have been completed and made ready for use and occupancy by the Tenant, which in no event shall be later than June 1, 1973, subject to the rentals, terms and conditions in that certain Lease between Landlord and Tenant of even date herewith which is incorporated herein by reference and made a part hereof