

BEGINNING at an iron pin at the Northwest corner of Cedar Lane Road and Greene Street and running thence along Greene Street 96 feet to an iron pin corner of Lot previously conveyed to M. N. and Alice L. Ward; thence along the line of Ward lot, North 80-15 West 102.2 feet, more or less, to an iron pin; thence South 9-55 West 96 feet to an iron pin in the North side of Cedar Lane Road; thence with said Road, South 80 -15 East 102.2 feet to the point of beginning.

10. This Lease and all covenants and conditions contained herein shall bind and inure to the benefit of the parties hereto, their respective heirs, executors and administrators, successors and assigns.

11. It is understood and agreed by the Lessor and Lessee that the Lessee shall, simultaneous with the execution of this Lease, enter into a Coin Machine Agreement with Carolina Amusement Co., and that the said Carolina Amusement Co. will install upon the demised premises coin operated machines, the use of which shall be binding upon all parties hereto and subject to the following terms and conditions:

(a) In consideration of the mutual covenants and agreements herein contained, it is agreed that the Proprietor (Lessee herein) hereby grants unto the Company the exclusive right for five (5) years, said term to be commensurate with the Lease term, to install and maintain coin operated machines, music and amusement, upon the premises located at Cedar Lane Road, Greenville, South Carolina;

(b) Company shall install upon said premises the following coin operated machines: All coin operated music and amusement games with monies being divided equally 50% company, 50% Proprietor, except for all foosball and electronic novelty games with monies being divided 60% Company, 40% Proprietor. In consideration therefor, Company shall open the coin boxes of such machines weekly and the excess in the contents thereof over \$1.00 shall be divided equally between Company and Proprietor. In any event, Company shall be entitled to a weekly minimum of \$1.00;

(c) Proprietor shall furnish to Company all necessary electrical outlets for the operation of such machines. Proprietor shall use all best efforts to allow the operation of such machines during all usual business hours without hindrance;

(d) Company shall service such machines upon said premises and collect the contents of coin boxes of such machines with repair service between the hours of 9:00 a.m. and