

Sublessee or his nominee,

(7) At the end of the first year of lease, Sublessor hereby grants to Sublessee an option to continue to rent the subject premises for an additional four (4) year period. It is agreed that the rent for the subject premises shall be One Thousand Four Hundred Sixty and No/100 (\$1,460.00) Dollars per month payable at the first of each and every month. This said option must be exercised by Sublessee by notifying Sublessor by Registered Mail not later than sixty (60) days before the expiration of the first year lease term.

(8) At the end of the four (4) year lease term, Sublessor hereby grants to Sublessee an option to lease the subject premises for an additional five (5) year term. It is agreed that the rent on the subject premises shall be the sum of One Thousand Nine Hundred Sixty and No/100 (\$1,960.00) Dollars per month payable in advance on the first of each and every month.

(9) Sublessee agrees that the lease between Harold H. Park, et al, and Sublessor dated June 30, 1977, shall govern the rights of the parties hereto as Sublessor and Sublessee except as to those matters which are inconsistent with this Sublease which provisions of this Sublease shall prevail.

(10) Sublessee contemplates forming a corporation which will operate the restaurant on the subleased premises. Sublessor agrees that this Sublease may be assigned to such corporation but Sublessee shall remain personally liable for the performance of said Sublease.

(11) The Sublessor represents and warrants that the only liens or encumbrances on the real estate which is hereby sublet are 1978 real estate taxes which have accrued but are not yet due and payable, the lease by Harold H. Park, et al, to Sublessor dated June 30, 1977, and a mortgage in the face amount of One Hundred Two Thousand and No/100 (\$102,000.00) Dollars held by the South Carolina National Bank, Greenville, South Carolina, the total monthly payments to principal and interest, the Sublessor warrants to be One Thousand Two Hundred Ninety-two and 12/100 (\$1,292.12) Dollars.

0533

4328 RV-2