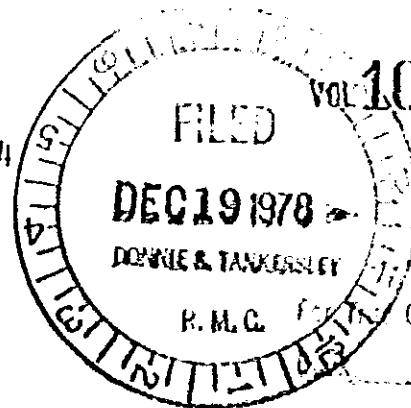


LEASE
Buildings 203 & 204
Hallmark Square



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE (

THIS AGREEMENT, made and entered into this 5th day of September, 1978, by and between Perry S. Luthi, As Trustee For Kull trust, hereinafter referred to as Lessor, and Donna Van Diest and Paulette Murphy, hereinafter referred to as Lessee.

WITNESSETH:

First: In consideration of the payments to be made by the Lessee as hereinafter provided, and the mutual covenants herein contained, the Lessor does hereby lease and demise, and Lessee does hereby lease and take buildings located in Hallmark Square Shopping Center on the corner of White Horse Road and Rangeview Circle, County of Greenville, State of South Carolina.

TO Have And To Hold unto the said Lessee for and during the term of One (1) year beginning September 15, 1978 and ending September 15, 1979. The Lessee is being granted an option to renew this lease after the initial term; the rental for the renewal period to be negotiated, at that time. Provided the Lessee gives written notice to the Lessor of such intention to renew no later than sixty (60) days prior to the expiration of the initial one year term. The yearly renewal right is given for a seven (7) year period.

Second: It is agreed that the Lessee shall pay as rental the sum of Five hundred (\$500.00) Dollars per month for buildings #203 and 204; with 6% of Gross over \$11,000 to be paid in addition to the rental on buildings #203 and 204. Due and payable on or before the fifteenth (15th) day of each month, in advance.

Third: It is understood and agreed and the said premises are leased for the operation of a restaurant and for no other purpose or business.

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