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This LEASE, dated February 1, 1981, is between AMF BOWL-OPP, INC. DBA: DIXIE BOWL-O-MATIC, herein called "Landlord", and COLLINS COIN, INC. and FRED J. COLLINS, JR., an individual, herein called "Tenant",

For True Consideration See AMOUNT  
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WHEREAS:

Landlord is the owner of certain property located at 1406 Cedar Lane Road, Greenville, South Carolina, and,

The said property consists principally of a building known as "Dixie Bowl-O-Matic" used to operate a bowling business and to carry on other incidental businesses; and

Tenant desires to lease the assigned portion of the building for five years with the exclusive rights to install and operate all coin operated music, pool tables and amusement machines, in accordance with laws and the regulations of the State of South Carolina. See Exhibit "A"

NOW THEREFORE, Landlord and Tenant agree as follows:

1. Leased Premises. Landlord lets to Tenant and Tenant rents from Landlord all the area delineated for coin operated music, pool tables and amusement machines, which is hereinafter described as the "leased premises".

2. Initial Term. The initial term of this Lease is to commence upon February 1, 1981 and unless sooner terminated as provided herein, to terminate January 31, 1986.

3. Rental. Tenant shall pay to Landlord a rental of fifty per cent (50%) of Tenant's gross revenues derived from its operations at the leased premises.

4. Renewal Term. The initial term of this Lease shall be automatically renewed for an additional term of one year and from year to year thereafter unless Landlord or Tenant gives written notice to the other on or before sixty (60) days prior to termination of this lease.

5. Quiet Enjoyment. Landlord covenants that Tenant on paying the prescribed rent and performing the covenants and conditions in this Lease, shall and may peaceably and quietly have, hold and enjoy the leased premises for the term aforesaid, unless sooner terminated as provided herein.

6. Tenant's Equipment. Tenant covenants that it will furnish the leased premises with coin operated music, pool tables and amusement machines.

7. Care and Maintenance. Tenant shall make all repairs of its coin operated music, pool tables and amusement machines between the hours of 9:00 A. M. and 6:00 P.M. daily, except Sundays.

8. Insurance. Tenant shall obtain for the time that this Lease is in effect, shall pay the premiums for and shall furnish Landlord with evidence of:

- (a) public liability insurance relating to the leased premises and to Tenant's business therein, which names Landlord as an additional interest insured, with limits of Two Hundred Thousand Dollars (\$200,000.00) per person and Five Hundred Thousand Dollars (\$500,000.00) per accident bodily injury coverage and One Hundred Thousand Dollars (\$100,000.00) per accident property damage coverage;
- (b) workmen's compensation coverage which covers all of Tenant's employees at the leased premises.

It is agreed that no insurer of either party to this Lease shall have any right of subrogation against the other party, and it is further agreed that the Landlord and Tenant do mutually hold each other free of any liability for injury to person or property of third parties or to the respective parties hereto.

Any insurance pertaining to the business or to the leased premises other than as is stated above, and which either of the parties may desire or be required to carry for any reason, shall be separate and apart from this Lease.

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