

"Tenant" shall include second party, its representatives, and if this lease shall be validly assignees or sublessees, as to premises covered by such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

Easement to Landlord's Acreage

31. "Landlord" reserves for ingress and egress purposes to the acreage behind subject leased premises the following described easement area:

- (a) An area twenty (20) feet in width running parallel to the south property line of I-85, starting at the east right-of-way line of S.C. #14 and continuing in an easterly direction to the Landlord's acreage.
- (b) Also 20' utility access easement shown on Exhibit "A".

Easement to Septic and Drain Field Area

32. With reference to Exhibit "A", attached hereto, wherein a septic tank and drain field system is drawn Landlord hereby agrees that the portion of land occupied by the septic system is a part of this lease and that tenant has the right to enter upon that land to maintain and repair the system. Furthermore, Landlord agrees not to cause or allow any use of that land that would interfere with the operation of the septic system.

Alterations and Remodeling

33. Tenant shall have the right to make any alterations to the premises provided that such alterations shall not reduce the value of the premises or the structural integrity of the building.

Sub-Tenant Endorsement

34. Pursuant to the provisions of Paragraph 16, herein, Landlord hereby gives his consent to the tenant to sublease a portion of the premises to Huddle House, Inc..

This lease contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect.

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