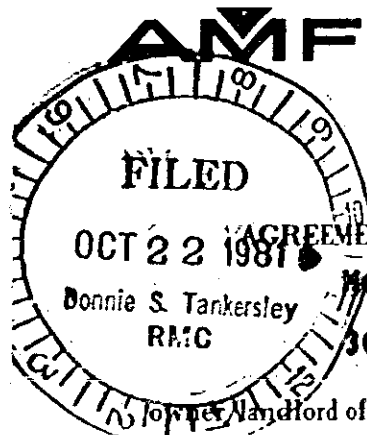


THIS INSTRUMENT PREPARED BY: J. P. MILLS, WESTBURY, NY

BOWLING PRODUCTS GROUP • Bowling Division US
Jericho Turnpike, Westbury, New York 11590 • 516/333-6900
AMF INCORPORATED

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LEASE MODIFICATION, WAIVER AND CONSENT

AGREEMENT, made the 4th day of June, 1981, by and between
McLees, Inc. (Name of Owner/Landlord)

301 Balcombe Blvd., Simpsonville, South Carolina
(Business Address)

owner/landlord of certain premises known as

301 Balcombe Blvd., Simpsonville, South Carolina, and
(Address of bowling alley location)

Golden Lanes, Inc., t/s Golden Lanes
(Name of Lessee/Tenant)

301 Balcombe Blvd., Simpsonville, South Carolina
(Business Address)

the lessee/tenant of said premises.

(1) Said owner/landlord of the above-mentioned premises has leased the same to the lessee/tenant pursuant to lease dated February 19, 1981 for a period of 10 years beginning July 1, 1981 and ending May 31, 1991 which lease contains the following renewal and/or other options and represents that said lease has not been recorded unless otherwise indicated below:

Place of recording:

Date of recording: See Legal Description

Book and page:

(2) The said lessee/tenant of the lessee has entered into or is about to enter into a lease agreement and/or conditional sale contract and/or chattel mortgage agreement with AMF Incorporated for the installation and use of 24 AMF Automatic Pinspotter machines, and/or certain other machines and/or equipment specified as follows: (number)

ADDENDUM "A" Golden Lanes, Inc.
Simpsonville, SC

12 pr. New Underlane Bowling Lanes; 12 ea. 612-080003 MOD IV Ball Returns; 12 pr. Radaray Foul Detector (Underlane); 12 ea. Bowler's Settee (Classic, Eight (8) seat); 12 ea. Score Units (Tube Mounted, MOD IV); 10 ea. Bowlers Lockers (1 through 100); 1 ea. Ball Polisher; 1 ea. Model 3600 Ball Driller w/complete package (new); 1 ea. Model 228 Lane conditioner; 1 ea. Rotary Floor Polishing Machine; 60 sets Bowling Pins (Weight 3#5/6, Amf-lite II); 50 pr. Men's & Boys' Apollo rental shoes (Assorted); 50 pr. Ladies, and Girls' Apollo Rental shoes (Assorted); 100 ea. Dynamite Bowling Balls (Assorted; Drilled); 1 ea. 82/70 Starter Tool Kit; 1 ea. Spare Parts Inventory (82/70 MP); 1 ea. Underlane Ball Return Spare Parts Kit; 1 ea. Radaray Spare Parts Kit; 1 ea. PBL Spare Parts Kit; 1 ea. Ball Polisher Spare Parts Kit; 1 ea. Model "ARD" Spare Parts Kit; 1 ea. Acoustical Pin Sensing Spare Parts Kit.

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