

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S. C.
LEASE
82
WILKINSLEY

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LEASE made JULY 23, 1982, between OLD PROPERTIES ASSOCIATES, ROBERT C. STONER, General Partner, a limited partnership organized under the laws of the State of South Carolina, having its principal place of business at 2020 AUGUSTA ROAD, CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, herein referred to as LESSOR, and THE BASEMENT, a private social club, having its principal place of business at 101 A COLLEGE STREET, CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, herein referred to as LESSEE.

SECTION ONE
DESCRIPTION OF PREMISES

Lessor leases to Lessee the premises located at 101 A College Street, City of Greenville, County of Greenville, State of South Carolina, and described more particularly as follows: Downstairs portion known as office and bar

ALL THAT CERTAIN piece, parcel or lot of land shown on that certain survey entitled "Property of Douglas N. Kelly", prepared 10/2/79 by Free-land & Associates and recorded in the RMC Office for Greenville Co. in Plat Book 7K at Page 66. DERIVATION: Deed from Robert White, 1114 at Page 756 (11/1/79).

SECTION TWO
TERM

The term of this Lease is one (1) year beginning on AUGUST 1st, 1982, and terminating on AUGUST 1st, 1983. Also an option for three (3) additional years at \$250.00 per month.

SECTION THREE
RENT

The total rent under this Lease is twenty-four hundred dollars (\$2,400.00) this to be paid in installments of \$200.00 per month beginning on AUGUST 1st, 1982. This rent is due on the first day of each month.

SECTION FOUR
USE OF PREMISES

The premises are to be used for the purposes of a private club. Lessee shall restrict its use to such purposes, and shall not use or permit the use of the premises for any other purpose without the written consent of Lessor, or Lessor's authorized agent.

SECTION FIVE
RESTRICTIONS ON USE

Lessee shall not use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Lessee's business purposes. Lessee shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurer applicable to the premises necessary to keep in force the fire and liability insurance.

RECORD

1328 RV.2