

CERTIFIED ORIGINAL

*John G. Cheros*  
John G. Cheros, Notary Public  
for South Carolina

VR 1206-627

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 7<sup>th</sup> day of January, 1983, by and between Gus F. Stathos, Spiros P. Politis, and George Sourlis, hereinafter designated as Lessor, and PAY, Inc., a Corporation to be organized under the laws of the State of South Carolina, hereinafter designated as Lessee,

WITNESSETH:

In consideration of the covenants and conditions hereinafter contained, and of the rental to be paid by the Lessee, the Lessor does hereby lease and demise unto the Lessee the following described premises:

A restaurant building and paved parking facilities known and designated as 3105-3107 White Horse Road, Greenville, South Carolina

To Have and to Hold said premises unto the Lessee for a period of five (5) years beginning March 1, 1983.

The Lessee agrees to pay to the Lessor as rent for said premises the sum of Seventeen Hundred (\$1,700) Dollars per month payable in advance on the first day of each month during the term hereof.

Lessor agrees to give Lessee an option to renew the within lease for two successive five year periods except that rent during the first five year option period shall be Two Thousand (\$2,000) Dollars per month with rent being Two Thousand Three Hundred (\$2,300) Dollars per month during the second five year option period, with all other terms and conditions set forth herein for the lease term unchanged; provided, this option is exercised by the Lessee giving the Lessor written notice at least ninety (90) days prior to termination of the lease term and/or preceding option term and provided the Lessee has complied with all provisions herein.

Provided the above two options have been exercised and their terms expired and the Lessee has complied with all

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
NOTARY PUBLIC  
JAN 20 1983

*Handwritten initials*

*Handwritten initials: SP, G.P.S., G.P.S.*

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