

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this the 1st day of June 1983, by and between GEORGE E. MANIOS and BILL CONITS, hereinafter referred to as LESSORS, and FRANCES O. WILSON, hereinafter referred to as LESSEE,

RECORDED IN R.M.C. OFFICE
GREENVILLE, S.C.
MAY 21 1984

W I T N E S S E T H:

1. That the Lessors do hereby devise and lease unto the Lessee the following described property:

UNITS NUMBERS ONE (1) -- (Being the Restaurant), and UNIT TWO (2) -- (Being the Dining Room) of the following lot:

"All that certain lot of land in Greenville County, State of South Carolina, situated on the western side of the White Horse Road, together with Buildings located thereon shown as a part of lot No. 61, on a plat of the Earle Division, recorded in the RMC Office for Greenville County in Plat Book "F", Page 77, and being more particularly shown on a plat of the property of J. E. Strickland, recorded in Plat Book TT, Page 25, and being the same premises conveyed to the LESSORS by Edward H. Hembree."

2. It is understood that the Lessee shall use said property to conduct a restaurant and that no beer or other alcoholic beverages shall be sold or kept on the premises.

3. The period of this lease is as follows:

UNIT NUMBER ONE (1) -- (Being the Restaurant) and UNIT NUMBER TWO (2) (Being the Dining Room) is to be for a period of FIVE (5) YEARS, commencing on the date of the execution of this LEASE and terminating on the expiration of FIVE (5) YEARS from the date hereof, The agreed rental for the restaurant and dining room is SIX HUNDRED AND NO/100 (\$600.00) DOLLARS, per month, payable in advance.

4. The Lessee agrees to maintain the premises in good repair at her expense during the period of this

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STATE OF SOUTH CAROLINA
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