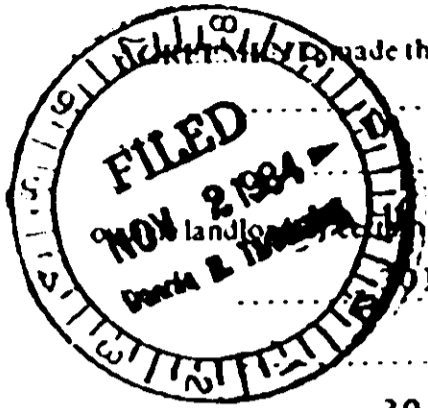




BOWLING PRODUCTS GROUP ■ Bowling Division U.S.  
 Jencho Turnpike Westbury, New York 11590 516-333-6300  
 AMF INCORPORATED

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THIS INSTRUMENT IS PREPARED BY AMF INCORPORATED (G. ECONOME) WESTBURY, NY 11590  
**LEASE MODIFICATION, WAIVER AND CONSENT**



Made the AUG 24 1984 day of 1984 by and between

Florida La-Co., Inc.  
Lauderdale-By-The Sea Florida

landlord of the premises known as  
301 Balcombe Boulevard, Simpsonville, SC and  
Frank Myatt  
301 Balcombe Boulevard, Simpsonville, SC

*See legal description attached*

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 8/25/84 for a period of one years beginning 8/25/84 and ending 8/25/85 which lease contains the following renewal and/or other options three (3) five-year renewal options and represents that said lease has not been recorded unless otherwise indicated below:

Place of recording: \_\_\_\_\_  
 Date of recording: \_\_\_\_\_  
 Book and page: 11/A

(2) The said lessee/tenant of the lessee has entered into or is about to enter into a lease agreement and/or purchase order and security agreement with AMF Incorporated for the installation and use of 32 AMF Automatic already installed pinspotter machines and/or 16 MagicScore units, including the replacement thereof, and certain other machines and/or equipment specified as follows:

**SEE ATTACHED ADDENDUM**

including replacements thereof and appurtenances thereto which machines and/or units and/or equipment have been or are to be installed and used at the above mentioned premises.

NOW, THEREFORE, in consideration of the agreement to lease and or sell said AMF Pinspotter machines and/or MagicScore units by AMF Incorporated and or to sell the aforesaid equipment under said time contract by AMF Incorporated, together with other good and valuable consideration, receipt of which is hereby acknowledged, said owner/landlord consents to the installation and use of said machines and/or units and/or equipment and hereby agrees: that said owner/landlord shall not have or acquire any right, title or interest in or to said machines and/or units and/or equipment by reason of attachment thereof to the premises, or otherwise; that the representatives, agents and employees of AMF Incorporated, its successors and assigns, may enter upon said premises and remove said machines and/or units and/or equipment in the event of breach, termination, suspension, or cancellation of any agreement under which said machines and/or units and/or equipment are installed and/or used; and said owner/landlord hereby expressly waives in favor of AMF Incorporated, its successors and assigns, any claim, interest, right or lien now in existence or hereafter acquired in, on, or to the said machines and/or units and/or equipment, replacements thereof and additions thereto. Should the owner/landlord refuse to allow the agents and employees of AMF Incorporated, its successors and assigns, to enter upon said premises and remove said machines and/or units and/or equipment then said refusal shall entitle AMF Incorporated to recover from the owner/landlord the damages resulting from said refusal. Said damages shall consist of the diminishment in the value of the machines and/or units and/or equipment or the reasonable rental for the machines and/or units and/or equipment, whichever is greater, plus any sums spent by AMF Incorporated in order to obtain possession of the machines and/or units and/or equipment, including reasonable attorneys fees and costs.

This lease modification, waiver and consent shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

IN WITNESS WHEREOF, the parties have duly executed this instrument as of the day first above mentioned.

Witness W. Lindsay Smith Florida La-Co., Inc. (U.S.)  
 Witness Judy Evans (U.S.)

Judy Evans

Attest:

*[Signature]*  
 (CORPORATE SEAL)

*[Signature]* (U.S.)  
 President/President  
 Frank Myatt, President.

TYPE OR PRINT NAMES BELOW ALL SIGNATURES

Frank Myatt

*[Signature]* (U.S.)  
*[Signature]* (U.S.)

Witness

KARON

W. Lindsay Smith  
 W. Lindsay Smith

*[Signature]* (U.S.)  
 Frank Myatt, An Individual

1-7-84

OVPS

1-7-84

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