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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 25

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LEASE AGREEMENT

THIS AGREEMENT entered into by and between Thomas F. Mullen, Lessor, and S & M Amusement Company, Inc., Lessee, hereinafter referred to as Lessor and Lessee, respectively, this 18th day of August, 1959,

## W I T N E S S E T H

FOR AND IN CONSIDERATION of the mutual specifications hereinafter enumerated on the part of both lessor and lessee, and in further consideration of the Lessee having obtained for the lessor monies for the securing of the premises hereinafter referred to, the lessor and the lessee hereto agree as follows:

1. That the Lessor, through monies obtained by the lessee, has secured a lease and has purchased all operating facilities located at 3501 Augusta Road, Greenville, South Carolina, and does, therefore agree that the lessee shall have the exclusive right to place any and all types of coin operated machines in the place of business at the aforementioned location to be operated by the lessor for the term of the Lease obtained by the lessor from the owner of said premises or the extension of time on any Lease on said premises, or so long as the lessor shall occupy said premises, or any period remaining in the event of assignment of said Lease or it's renewal, and it is further agreed that the proceeds from the placement of said coin operated devices shall be divided between the lessor and the lessee on a fifty-fifty (50/50) basis. All cigarette machines so installed are excepted in that the lessee agrees to pay to the lessor a share of the cigarette machine proceeds payable in accordance with the accepted and established schedule on all such machines elsewhere.
2. In the event the lessor of the premises should sell said business or assign said Lease on the premises, or attempt to evict the lessees' machines from said place of business, the balance due on that certain Note and Mortgage executed to the Rev. Edward Long in the amount of Six Thousand (\$6,000.00) Dollars shall become immediately due and payable.
3. In the event the lessor shall desire to sell or to sub-let said premises or business at any time within the aforementioned Lease period or it's extension or option for renewal or it's period of renewal, he must give first refusal thereof to the lessee. In the event any person shall offer to the lessor a sum certain for said business or for

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