

GREENVILLE, S. C.
Oct 13 11 54 AM '71

OLLIE FARNSWORTH
R.M.C.

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STATE OF SOUTH CAROLINA

L E A S E

COUNTY OF GREENVILLE

This Lease made and entered into this 9th day of October, 1971, by and between O. Fred Anders, hereinafter referred to as Lessor, and T.B.C. Foods, Inc., hereinafter referred to as Lessee.

PROPERTY LEASED:

1. Land - ALL that certain lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, on the Eastern side of U. S. Highway 276, fronting thereon sixty (60) feet. Its Northern and Southern boundaries are One Hundred Twenty-Six (126) feet and its Eastern boundary is Sixty-Nine (69) feet. For a more particular description of said lot, reference is made to Deed Book 855, Page 92, R.M.C. Office for Greenville County.

2. Building - Lessor, by this Lease, leases unto Lessee only the downstairs portion of the building located on this lot, which is presently being used in the operation of Golden Strip Restaurant, which Lessee, under the terms of this Lease, intends and will be entitled to continue to operate.

3. Additional Parking - Adjacent to and South of the above described property, Lessor also owns a lot measuring Fifty (50) feet on Highway 276 and approximately One Hundred Ten (110) feet in depth. It is agreed that Lessee may use such portion of this lot for parking as will not unreasonably interfere with the needs of the occupant, be it Lessor or a tenant, of the upstairs portion of the building above referred to.

4. Fixtures & Equipment - The following equipment and fixtures located in the building and used in the operation of Golden Strip Restaurant are listed below and are included in the terms of this Lease:

Valean Gas Range; 3 Stainless Steel Tables; 1 G. E. Grill; 1 G. E. Hot Plate; 1 Deep Fat Fryer on caster; 1 Stainless Steel Work Table with electric deep well; 1 Small Work Table on caster; 1 Small Stainless Steel Table; 1 Steam Table-gas; 1 Allen Cash Register; 1 Toastmaster Toaster; 1 Ice Machine; 1 Show Case; 1 Counter with eight Stools; 1 Service Counter; 6 Booths; 1 Fresh-O-Matic by Wear-Ever; 4 Tables-center post 24x36; 7 Tables-center post 24x30; Four- 4-leg tables 24x36; 39 Chairs; 1 Stainless Steel Coffee Table; 1 Hobart Food Grinder, meat and salad equipment; 1 Upright Kooler (Perma-Cold); 1 New 1970 Deep Freezer; 1 Deep Freezer; 1 Coca-Cola Box; 1-52 Gallon Gas Water Heater; 2 Exhaust Fans; 1 Underwood type-writer; 1 Stainless Steel Highchair; 1 Formica Dish Cabinet.

TERMS OF LEASE:

The term of this Lease shall be for a period of five (5) years, beginning at 3:00 p.m., October 2, 1971, and expiring at 12:00 Midnight, October 2, 1976.

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