

FILED
GREENVILLE CO. S. C.
2021 NOV 17 11 53 AM
DONALD W. WINSLEY
R.H.C.

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

This lease made and entered into this 10th day of November, 1983, by and between John Conits, hereinafter called "Lessor", and Professional Restaurant Consultants, Inc., a South Carolina Corporation, hereinafter called "Lessee".

W I T N E S S E T H:

1. That Lessor is the owner of a tract of land (hereinafter the "Leased Premises") described as follows:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as a lot on plat of property of WQOK Radio Station, recorded in Plat Book HHH at page 143 and having the following courses and distances:

BEGINNING at an iron pin on White Horse Road, joint front corner of the within property and property now or formerly of Montgomery and running thence with the joint line of said property, S. 57-26 W. 200 feet to an iron pin; thence N. 38-00 W. 155.6 feet to an iron pin, joint rear corner of the within property and property now or formerly of Greer; thence with the joint line of said property, N. 57-31 E. 197.4 feet to an iron pin on White Horse Road; thence along White Horse Road, S. 36-08 E. 55.7 feet and S. 40-33 E. 100.0 feet to an iron pin, the point of beginning.

Also including, but not limited to, all right, title and interest of Lessor in and to any easements appurtenant thereto and all covenants, licenses, privileges, and benefits thereto belonging, and all right, title, and interest, if any, of Lessor in and to any land lying in the bed of any street, road, or avenue opened or proposed in front of or adjoining the Leased Premises, to the center line thereof.

2. The Lessor hereby leases to the Lessee and the Lessee hereby leases and takes, upon the conditions and covenants hereinafter set out, the above described Leased Premises together with the restaurant and other improvements to be constructed thereon by Lessee as hereinafter provided.

3. Lessee shall use and occupy the Leased Premises for a FIN'S Famous Seafood Restaurant and for no other purpose unless written consent for some other purpose is given by the Lessor, which consent shall not be unreasonably withheld.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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