

This agreement is subject to and contingent upon the Tenant being able to obtain adequate financing to construct the building or buildings as specified in paragraph 7 of this agreement.

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Agreement to be executed this day and year first above written.

IN THE PRESENCE OF:

Elaine Lancaster

GREENVILLE FRANCHISES, LTD.

By R. B. Isha
President

Bess K. Kakolias

And J. Marshall
Secretary

Mary Lee Groves

TBC FOODS, INC.

By O. O. Crowe
President

Donald H. Ferguson

And Fan Ballyzer
Secretary

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

-PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Greenville Franchises, Ltd., by its duly authorized officers sign, seal and as its act and deed execute and deliver the within written Sublease and that (s)he with the other witness subscribed above witnessed the execution thereof.

-SWORN to before me this 10th
day of December 1970.

Joseph Michael (LS)
Notary Public for South Carolina
My Commission expires 9-13-77.

Elaine Lancaster