

## SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 30th day of August, 1984, by and between Nu-Trend Foods, Inc., a South Carolina corporation, hereinafter called "Landlord" and Everette H. Newman, Trustee No. 10, a trust under the laws of South Carolina, hereinafter called "Tenant", which terms "Landlord" and "Tenant" shall include the successors and assigns of the respective parties.

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

That Landlord, in consideration of the covenants of Tenant, does hereby lease and demise unto Tenant and Tenant hereby agrees to take and lease from Landlord, for the terms hereinafter specified, the premises as shown on Schedule A in Greenville County, South Carolina, which Schedule A is attached hereto and incorporated herein by reference.

FOR TENANT TO HAVE AND TO HOLD for an initial term of nineteen (19) years, ~~seven (7)~~ <sup>SIX (6)</sup> months and ~~ten (10)~~ days from the commencement date of August 30, 1984. <sup>PAID TO?</sup>

IT IS FURTHER AGREED the Tenant, at its option, shall be entitled to the privilege of three (3) successive extensions of this Lease, each extension to be for a period five (5) years.

IT IS UNDERSTOOD AND AGREED that this is a short form lease which is for the rents and upon the terms, covenants, conditions, rights and liabilities contained in the collateral lease agreement dated August 30, 1984, as the same may have been subsequently amended, and shall run with the land and continue for the term of said lease and any extensions thereof, and shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto, which collateral lease agreement is and shall be made a part of this instrument as fully and completely as if the same were set forth herein. Said collateral lease agreement includes provisions wherein Tenant is granted certain exclusive operating rights in regard to the storeroom mentioned above.

IN WITNESS WHEREOF, the Landlord and Tenant agree to the foregoing instrument in its entirety as of the day and year first set forth above and have executed the same on the day and year set forth in the acknowledgements below.

RETURN:  
 REAL ESTATE DEPT.  
 JONES, NEWMAN, KUNES  
 HOLMAN & COX  
 P. O. BOX 987  
 ANDERSON, SC 29403

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