

This indenture made and entered into this nineteenth day of November in the year of our Lord one thousand nine hundred and six by and between W. Austin Hudson and George E. Jordon, co-partners doing business under the firm name of Hudson & Jordon, of the first part, hereinafter called the Lessor, and the National Biscuit Company, a corporation organized and existing under and by virtue of the laws of the State of New Jersey, of the second part, hereinafter called the Lessee,

Witnesseth: That the Lessor does hereby demise and release to the Lessee, the following described property, situate in the City of Greenville in the County of Greenville and State of South Carolina, to wit: The one and one-half story brick building with basement located at the southwest corner of Webster and Boyce Streets, including the use of the office and hand elevator which are now in said building.

To Have and to Hold the said premises, with the buildings and improvements thereon and the appurtenances, for the term of One (1) year, beginning the twenty-sixth day of November in the year one thousand nine hundred and six and ending the twenty-fifth day of November in the year one thousand nine hundred and seven.

And the Lessee covenants and agrees to pay rent for said premises at the rate of Four hundred fifty (\$450) Dollars per annum, payable in equal monthly instalments of Thirty-seven Dollars and fifty cents (\$37.50) each, on the last day of each month.

It is covenanted and agreed by and between the parties hereto that if during the continuance of this lease the demised premises or any part thereof shall, by reason of fire, lightning, cyclone or other accident or calamity, or through weakness, decay or act of omission or commission of the lessor or of those deriving right or title from or under him, be destroyed, or damaged or become wholly or in part untenable, or unsafe, then and in that case the rent reserved, or a just and proportionate part thereof according to the nature and extent of the injury, shall cease until the premises shall have been put by the Lessor in proper condition for the Lessee's use within thirty (30) days after such accident or notice of such condition, or if said premises or any part thereof are condemned under the power of eminent domain, this lease may be terminated at the option of the Lessee.

The Lessee covenants and agrees that at the expiration of the initial or extended term of this lease, or upon the earlier termination thereof, it will yield up the said premises to the lessor in as good condition as when the same were entered upon, injury or impairment resulting from fire, lightning, cyclone or other accident or calamity or from weakness or decay, and usual wear and tear excepted.

It is covenanted and agreed by and between the parties hereto, that if the rent reserved or any part thereof shall remain unpaid for ten days after the same becomes due and payable, or if default shall be made in any of the covenants or agreements herein contained to be kept by the Lessee, then in any of such cases the Lessor may serve upon the Lessee, at its principal office in the City of Chicago, Illinois, written notice of the intended forfeiture of this lease, said forfeiture to be declared in writing at a time not less than thirty days after the serving of said notice of intended forfeiture. And in case the Lessee does not during the interval between the service of the first notice and that of the declaration of forfeiture fully pay all sums due and fully comply with the covenants and agreements herein contained, such declaration of forfeiture last named shall operate as a complete absolute and irredeemable forfeiture to the Lessor of the entire interest of the Lessee in and to the demised premises.

The Lessee covenants and agrees during the continuance of this lease to make, ordinary interior repairs; and the Lessor covenants and agrees, upon reasonable notice, to make