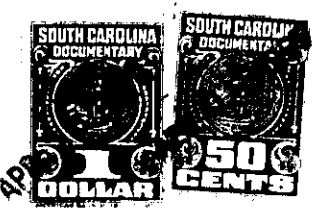


GREENVILLE CO. S.C.

APR 15 3 11 PM 1955



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE)
LEASE AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS That Russell C. Ashmore, hereinafter referred to as the Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto Pet Dairy Products Company, a corporation chartered under the laws of the State of Delaware with its principal place of business in Johnson City, Tennessee, hereinafter referred to as the Lessee, the following described property:

All that piece, parcel or lot of land and improvements thereon, in the City of Greenville, lying on both sides of Richland Creek, and fronting on Love Alley and Center Street, as shown on plat of property of R. C. Ashmore made by Dalton & Neves, November, 1940, revised by Woodward Engineering Co., March, 1955, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Love Alley and running thence S. 9-26 W. 159.5 feet to an iron pin; thence S. 83-00 E. 140 feet to a point in the center of Richland Creek; thence with the center of said Creek S. 27-05 W. 271 feet, more or less, to a point in the center of said Creek; thence S. 76-03 E. 7 feet, more or less, to an iron pin on the east bank of said Richland Creek; thence S. 76-03 E. 122 feet to an iron pin on the West side of Center Street; thence with the West side of Center Street N. 15-23 E. 261 feet to an iron pin on the West side of said Street; thence N. 26-35 E. 262.8 feet to an iron pin; thence N. 23-18 E. 169.8 feet to an iron pin on the South side of Maple Street; thence S. 54-12 W. 92.6 feet to a point in the center of Richland Creek; thence with the center of said Creek S. 7-21 E. 65.9 feet to a point in the center of said Creek; thence still with the center of said