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OLLIE FARNSWORTH  
R.M.C.

SHORT FORM LEASE

THIS LEASE, made the *28<sup>th</sup> day of June, 1963*  
between OCSIBAN PROPERTIES, INC., a Delaware Corporation, having an  
office and place of business at 16 Wall Street, New York 15, New York  
(hereinafter called "Lessor"), and NATIONAL BISCUIT COMPANY, a New  
Jersey corporation, having its principal place of business at 425  
Park Avenue, New York 22, New York (hereinafter called "Lessee").

WITNESSETH that the Lessor, for and in consideration of the  
rents and of the covenants, conditions and agreements set forth in  
a certain lease between the parties hereto of even date herewith,  
hereby lets and demises unto Lessee and Lessee hereby takes and hires  
from Lessor the premises described in Schedule A attached hereto  
and hereby made a part hereof, together with all buildings, structures,  
fixtures and improvements constructed and to be constructed thereon  
and all easements, rights and appurtenances thereto (hereinafter  
called the "Demised Premises").

TO HAVE AND TO HOLD the same unto Lessee for and during  
the period from the date hereof until June 30, 1978  
and, at Lessee's option, for one or more extended terms of five years  
duration each, but not exceeding a total of seven such extended terms  
for not exceeding an aggregate of thirty-five (35) additional years.  
Any such extended option shall be deemed to have been exercised by  
the Lessee unless written notice shall have been given by Lessee  
to Lessor not less than one (1) year prior to the date of commence-  
ment of the extended term in question in which Lessee shall have  
stated its intention not to extend the term hereof; in the absence  
of such notice the Demised Term shall thereupon be so extended

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