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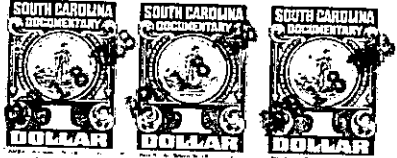
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For Term of 29 Months

ARBY'S, INC.



STANDARD SHORT FORM LEASE

THIS LEASE made and entered into this 20th day of March, 19 68, by and between SHERWOOD, INC. of the City of Greenville, County of Greenville and State of South Carolina, hereinafter called "LESSOR", and ARBY'S, INC., an Ohio corporation, having an office at 17 Colonial Drive, Youngstown, Ohio, 44505, hereinafter called "LESSEE".

WITNESSETH:

That LESSOR does hereby demise and lease to LESSEE the premises described in Exhibit "A", which is attached hereto and made a part hereof as if fully re-written herein, together with all of LESSOR'S easements and appurtenances, if any, in adjoining and adjacent land, highways, roads, street, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways, for the use and benefit of the premises described in Exhibit "A" attached hereto, including any and all improvements thereon.

TO HAVE and to hold for and during the full term of twenty (20) years commencing on the 1st day of June, 19 68, and expiring on the 31st day of May, 19 88, together with the right, privilege and option of LESSEE to renew such term for three additional periods of five years each, successively from the date of expiration of such term.

On the terms and conditions as more expressly provided in that certain un-recorded written Lease (hereinafter referred to as the "Principal Lease"), by and between LESSOR and LESSEE, dated the 19th day of March, 19 68, (with an Addendum thereto),

THIS INSTRUMENT PREPARED BY: JAY M. SKOLNICK, ESQUIRE NADLER & NADLER, Attorneys-at-Law 1200 Realty Building Youngstown, Ohio 44503 - 1 - (SF)

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Form 106C

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