

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) CONDITIONAL ASSIGNMENT OF LEASE

TO ALL WHOM THESE PRESENTS MAY CONCERN, Robert Rokuro Taira and Tsuneko Taira, individuals residing in Honolulu, Hawaii (the "Assignors") and First National Bank of South Carolina ("First National") SEND GREETINGS:

WHEREAS, First National, King's Hawaiian Bakery West, Inc. (the "Company") and the Assignors contemporaneously with the execution of this Agreement will enter into a Loan Agreement dated as of February 1, 1983 providing for a \$2,700,000 loan by First National to the Assignors (the "Loan Agreement"); and

WHEREAS, the loan will be evidenced by the Secured Note of the Assignors in the principal amount of \$2,700,000 (the "Note"); and

WHEREAS, one of the conditions of this loan is that the Assignors conditionally assign to First National their rights under a certain lease with the Company;

NOW, THEREFORE, KNOW ALL MEN, that in consideration of \$1.00 in hand paid at and before the execution and delivery of these presents and in consideration of the purchase of the Note and for the better securing of the payment of all amounts payable in accordance with the terms of the Note and for the better securing of the payment of any other amounts herein specified, the Assignors and First National agree as follows:

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