

Exhibiting Premises

16. Lessor may display a sign on the premises during the last 60 days of the term hereof, offering the premises for sale or for lease, and may exhibit the premises for such purpose at reasonable hours during said period.

Insurance

17. It shall be the responsibility of the Lessor to carry such fire, extended coverage, sprinkler leakage, and other insurance as it desires on the demised premises (but not on the Lessee's property therein or thereon). The Lessee shall not be liable for any loss or damage to the demised premises, or any premises of which they are a part, resulting from fire or other perils insurable under the standard form of fire and extended coverage insurance policy and sprinkler leakage endorsement in use in the state where the premises are located, due to any cause whatsoever except intentional damage by Lessee, whether or not such insurance is in effect on the demised premises.

Default

18. The Lessor covenants with the Lessee that in the event the Lessee shall default on any condition or covenant herein established, the Lessor shall notify the Lessee in writing of such default, and give the Lessee a thirty day grace period to correct its default before instituting any action to terminate this lease or to recover damages for default, except that in the case of the Lessee's failure to pay the rent on the due date as herein provided, the grace period shall be ten days rather than thirty.

Renewal

19. Lessee shall have the right to renew this lease for a term of None years at the same rental and on all the same terms and conditions, upon giving the Lessor written notice not less than _____ days prior to the end of the term provided herein.

Possession

20. The Lessor covenants to deliver possession of the demised premises to Lessee in good and tenantable condition and repair on the first day of the term provided herein, and rent shall not commence until such delivery is made. If such delivery is not made within thirty days after the first day of the term provided herein, the Lessee shall have, in addition to any other rights hereunder, the right to terminate this lease forthwith upon written notice to Lessor.

Quiet Enjoyment

21. The Lessor covenants that the Lessee on paying the said yearly rent and performing the covenants aforesaid shall and may peacefully and quietly have, hold and enjoy the said demised premises for the term aforesaid.

Notices

22. All notices under, and payments made pursuant to, this lease, shall be given or made to the respective parties hereto at the following addresses:

TO LESSOR

Mr. Y. Albert
3490 Augusta Road
Greenville, S. C.

TO LESSEE

Standard Brands Incorporated
1630 Huber St., N. W.
Atlanta 18, Georgia

unless, by prior notice hereunder, a different person or address shall have been specified for such purpose, in which event notices and payments shall be made as so specified. All notices shall be in writing, and shall be deemed to have been effectively given upon the receipt thereof, if delivered by hand or sent by ordinary mail, or upon the mailing thereof, if mailed by registered mail post-paid, addressed as above specified.

AND IT IS MUTUALLY UNDERSTOOD AND AGREED that the covenants and agreements herein shall be binding upon the parties hereto and upon their respective successors, heirs, executors, administrators and assigns.

The marginal headings or notes are inserted for convenience only, and are not to be construed as part of this lease.

IN WITNESS WHEREOF, the parties have set their hands and seals (or caused these presents to be signed by their proper corporate officers and caused their proper corporate seal to be hereto affixed) the day and year first above written.

For Corporate Lessor, Authorized Officer Must Attest and Affix Seal.

For Non-corporate Lessor, Witness Must Sign.

John C. Kugel, Jr.

Y. Albert (L.S.)
(Lessor)

Allen [Signature]
(Witness or Attesting Officer and Title)

By _____

Attest:

James E. Laff, Jr.
Assistant Secretary - witness

STANDARD BRANDS INCORPORATED
(Lessee)
William T. [Signature]
SECRETARY

Clifford J. Logan
Witness

(Continued on Next Page)