3031 11 22 17 17

STATE OF SOUTH CAROLINA) 1000 115 TOTAL (135 SUEY E FIC.)
COUNTY OF GREENVILLE)

LEASE

THIS LEASE is made and entered into this _______ day of November, 1975, by and between Blanche J. Patrick (Mrs. Paul D. Patrick), hereinafter called LESSOR and Greenville Food Systems, Inc., a South Carolina Corporation, hereinafter called LESSEE:

I. PREMISES

All that piece, parcel or lot of land on the eastern side of White Horse Road and the Northern side of Cochran Drive being a rectangular lot of 200 feet by 300 feet, measuring 200 feet on the eastern side of White Horse Road from the Northeastern corner of the intersection of that road and Cochran Drive and 300 feet along the northern side of Cochran Drive from the same intersection.

The property shall have a minimum set back line from White Horse Road of 75 feet and of 25 feet from Cochran Drive and the rear lot line with no set back for the other side line.

II. TERM

This Lease shall be for a period of Twenty (20) years beginning December 1, 1975 and ending November 30, 1995. It is agreed that Lessee shall have possession of the premises from the date of the execution hereof for the purpose of construction and improvements on the property.

III. RENT

It is agreed that the rental for the premises shall be the sum of Ninety Thousand (\$90,000.00) Dollars payable Three Hundred (\$300.00) Dollars pacemonth, in advance on or before the tenth (10th) of each month, for the first one hundred twenty (120) months; Four Hundred (\$400.00) Dollars per month, in advance on or before the tenth (10th) of each month for the next sixty (60) months; and Five Hundred (\$500.00) Dollars per month, in advance on the tenth (10th) of each month, for the last sixty (60) months. The rent shall be paid to Ira A. Giles, Jr., Realtor, his heirs or assigns, ill West Antrim Drive, Greenville, South Carolina 29607. It is agreed that Ira A. Giles, Jr., is the leasing agent for the Lessor and shall receive his commissions out of the rent

paid to him. There shall be no rent for the period of occupancy by the WBP, ATTY. PAGE ONE

Also Lie Ja

4328 RN-23

SO

10

10

0