

State of South Carolina)
County of GREENVILLE)

..... R. M. CAINE, of Greenville, S. C. lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto KRISPY-KREME DOUGHNUT COMPANY, a North Carolina
Corporation. lessee

for the following use, viz.: Baking and selling (wholesale and retail) of doughnuts, pies,
and other baking products. the
Lot and building designated as #117 Cleveland St., size approximately 20' x 75'
and a lot and building, size 20' x 50', at the rear of building designated as #113
for the term of ~~xxxxx~~ Cleveland Street, all in the City of Greenville, S. C.

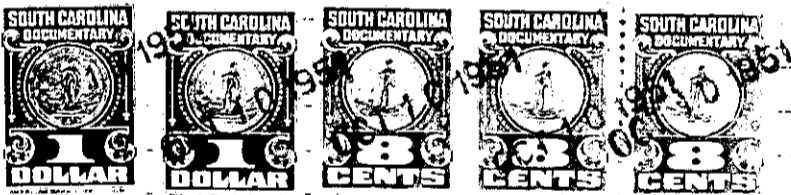
For the term of four (4) years, beginning January 1, 1951 and terminating December 31, 1954.

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
One hundred fifteen & no/100 (\$115.00) Dollars
per month payable monthly in advance

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.



To Have and to Hold the said premises unto the said lessee its successors and assigns
~~for the said term~~ for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 9th day of January, 1951

Witness:

Mildred Thompson
Mary L. Shaw

T. M. Caine

ATTEST:

Charles L. ...
Secretary

KRISPY KREME DOUGHNUT COMPANY
Vernon ...
President

