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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUBLEASE

This agreement made and entered into this 31 day of Dec., A. D., 1970, by and between GREENVILLE FRANCHISES, LTD., a corporation existing under the laws of the State of South Carolina having its principal place of business at P. O. Box 5878, Greenville South Carolina, herein called "LANDLORD", and TBC FOODS, INC., a corporation existing under the laws of the State of South Carolina having its principal place of business at P. O. Box 6191, Greenville, South Carolina herein called "TENANT".

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the rentals and mutual covenants herein contained, the receipt and sufficiency whereof are hereby fully acknowledged, the Landlord and Tenant do hereby covenant and agree as follows:

1.

The Landlord does hereby lease and demise unto the Tenant, and the Tenant does hereby take as Tenant, upon the terms and conditions herein set forth, the following described vacant real estate, to wit:

ALL that piece, parcel or lot of land containing 1.60 acres, more or less, situate, lying and being at the Southwestern corner of the intersection of U.S. Hwy No. 276 (Laurens Road) with Church Circle Lane or Rosewood Circle, in the Town of Mauldin, Austin Township, Greenville County, South Carolina, having according to a plat made by Dalton & Neves, Engineers, dated March, 1957, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of U.S. Hwy No. 276 at the corner of property sold by Paul B. Costner, Sr. to Mauldin Plaza, Inc. and running thence along the line of said property, S. 45-43 W., 300 feet to an iron pin; thence continuing along the line of said property, N. 44-17 W., 168 feet to an iron pin on Rosewood Circle; thence along the Southern side of Rosewood Circle and Church



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