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GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY  
R.M.C.

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R.M.C. CANCELLATION OF LEASE

WHEREAS, a certain Lease Agreement dated December 15, 1969, was made and entered into between IDQ PROPERTIES, INC., therein referred to as "Lessor", and AMERICAN DAIRY QUEEN CORPORATION, therein referred to as "Lessee", covering certain property located in the County of Greenville, State of South Carolina, described as follows:

All that certain piece, parcel, or lot of land, with all the improvements thereon, situate, lying, and being on the Northwestern side of U. S. Highway 29 (also known as Wade Hampton Boulevard) in the City and County of Greenville, South Carolina, which is a portion of the property conveyed to Howle Developers, Inc., by Mac V. Patterson, et al, by Deed dated May 20, 1969, and recorded May 22, 1969, in the Office of the R.M.C. for said County in Deed Book 868, Page 348, and which is described more particularly as following according to a plat of the property of American Dairy Queen Corporation prepared by Carolina Engineering and Surveying Co. and dated August 27, 1969.

BEGINNING at an iron pin on the Northwestern side of Wade Hampton Boulevard, which is the Southernmost corner of the property conveyed by Howle Developers, Inc. as mentioned and described hereinabove, and running thence N. 52-43 E., 100 feet to an iron pin; thence N. 37-01 W., 190 feet to an iron pin; thence S. 52-43 W., 243.0 feet to an iron pin; and thence S. 74-05 E., 237.3 feet to an iron pin, the point of beginning.

and,

WHEREAS, a certain Memorandum of Lease Agreement dated August 25, 1970 was made and entered into between the parties hereto and recorded in Deed Book 897, Page 43; and

WHEREAS, the parties hereto desire to mutually cancel said Lease Agreement.

NOW, THEREFORE, in return for the mutual covenants herein contained, the parties agree as follows:

That certain Lease Agreement dated December 15, 1969, by and between IDQ Properties, Inc., a Delaware corporation, and American Dairy Queen Corporation, a Delaware corporation, covering certain property located in Greenville,

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