

L E A S E

THIS LEASE, made and entered into this 8th day of September, 1954, by and between LOUIS S. GOODMAN and SANDY K. GOODMAN, his wife, hereinafter referred to as the "Lessors", and the INTERSTATE BAKERIES CORPORATION, hereinafter referred to as the "Lessee",

WITNESSETH:

The Lessors hereby lease and demise to the Lessee, on the terms and conditions hereinafter set forth, that certain parcel of land located on the east side of Greenville-Greer National Highway, in the County of Greenville, South Carolina, and more particularly described as follows:

Beginning at a stake on the east side of Camp Road (Greenville-Greer National Highway) at the corner of Lot #1 and running thence along said Camp Road N. 27-40 E. for a distance of 56 feet; thence with a new line in the direction S. 60-18 E. for a distance of 140 feet to a point; thence with a new line in the direction S. 27-40 W. for a distance of 56 feet to a point in the line dividing Lots #1 and #2; thence with the dividing line between Lots #1 and #2 in the direction N. 60-18 W. for a distance of 140 feet to the point of beginning, having a total area approximately 7,800 square feet; being part of Lot #2 Map #1 Sellie W. Raines Estate, Plat Book "R" page 25 RMC Office Greenville together with the one-story, concrete block and brick building County, S.C. to be erected thereon, all of the said realty (including the said building) being hereinafter referred to as the "Demised Premises."

ARTICLE 1. TERM OF LEASE. The term of this lease shall commence on the date the building hereinafter described is completed and made available to the Lessee for use and occupancy, and shall extend for a period of ten (10) years from and after said date, subject to all of the terms, conditions, covenants and agreements herein defined and set forth, the said term of ten (10) years being hereinafter referred to as the "Original Term."

The Lessee is hereby granted an option to extend the term of this lease for an additional ten (10) year period from and after the expiration date of the Original Term hereof, (the said additional period being hereinafter referred to as the "Extended Term",) subject to all of the terms, conditions, covenants and agreements set forth in this lease, PROVIDED, HOWEVER, that the Lessee shall notify the Lessors of its intention to exercise said option to extend, in writing, at least ninety

3 on Conditional Assignment See Deed Book 517 Page 191