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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS INDENTURE OF LEASE, made and entered into this 21st day of January, 1955, by and between BELMONT REALTY & INVESTMENT CO., F. M. W. CORPORATION, K. M. W. CORPORATION AND A. J. G. CORPORATION, all being South Carolina Corporations, with offices at 411 North Main Street, Greenville, South Carolina, hereinafter collectively called the "LANDLORD", and NATIONAL PEANUT CORPORATION, a Pennsylvania Corporation, with its principal offices at Wilkes-Barre, Pennsylvania, hereinafter called the "TENANT",

WITNESSETH:

1. That the Landlord does hereby demise and lease unto the Tenant the premises, together with all improvements now and hereafter to be erected thereon as hereinafter provided, situated in the City of Greenville, County of Greenville, and State of South Carolina, known and described as follows, to-wit:

All that certain lot and storeroom located thereon, known and designated as No. 14 North Main Street, ground floor only, having a width of nine (9') feet, three (3') inches from plaster to plaster, and a depth along parallel lines of ninety-four (94') feet six (6') inches from the front property line to the plaster on the inside of the rear partition. This storeroom is located at the northwest corner of a building owned by the Landlord and occupied primarily by J. C. Penney Company.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of nine (9) years and nine (9) months, commencing March 1, 1955 and terminating November 30, 1964, for which the Tenant agrees to pay rental as follows:

The sum of Three Hundred (\$300) dollars per lease month, payable on the first day of each month in advance. The said Three Hundred (\$300) dollars monthly payment shall be considered the minimum guaranteed rental representing eight (8%) percent on the first \$45,000 of gross sales made each lease year, and this minimum guaranteed rental shall constitute the full rent for such years as the gross annual sales amount to \$45,000 or less. For each lease year that the gross sales amount



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