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OLLIE EARNSWORTH  
R. M. S.

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STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

LEASE

WHEREAS, Sue C. Ashmore is the owner of a certain lot of land hereinafter described situate on the southwestern side of By-Pass 291; and

WHEREAS, American Dairy Queen Corporation is desirous of leasing said lot upon which a building is to be constructed;

\* NOW, THEREFORE, this agreement, made and entered into by and between Sue C. Ashmore, hereinafter referred to as Landlord, and American Dairy Queen Corporation, a Delaware corporation with principal offices in Minneapolis, Minnesota, hereinafter referred to as Tenant,

WITNESSETH:

The Landlord does hereby agree to lease unto the Tenant the following described property:

All that certain piece, parcel or lot of land situate on the southwestern side of By-Pass 291, being more particularly described as follows:

Beginning at a point on the southwestern side of the right-of-way of By-Pass 291, said point being 160 feet northeast of the corner of property heretofore leased to Consolidated Oil and Heating Company, and running thence with the right-of-way of said Highway, N. 46-30 E. 150 feet to an iron pin; thence N. 43-30 W. 360 feet, more or less, to an iron pin on the rear line of said property; thence S. 68-13 W. 90 feet more or less to an iron pin at bend; thence continuing S. 12-12 W. 70 feet, more or less, to an iron pin; thence S. 43-35 E. 360 feet to an iron pin on right-of-way of By-Pass 291, the point of beginning.

Subject to the following terms and conditions:

1. The Landlord is to construct a building upon the above described premises 36 feet 8 inches by 34 feet 8 inches, plus overhang, in accordance with the plans and specifications prepared by \* Nasher & LaRowe, Architects, copy of which is initialed and attached to this lease and made a part hereof. Also, he will pave

(Continued on next page)