

*Cancelled
Dannie S. Linker
1970*

FILED
GREENVILLE CO. S. C.
AUG 25 4 29 PM '70
OLLIE FARNSWORTH
R. M. C.

MEMORANDUM OF LEASE

THIS LEASE, dated as of the 15th day of December, 1969, by and between IDQ PROPERTIES, INC., a coporation organized and existing under the laws of the State of Delaware with its principal place of business at Minneapolis, Minnesota, hereinafter called the "Lessor", and AMERICAN DAIRY QUEEN CORPORATION, a corporation organized and existing under the laws of the State of Delaware with its principal place of business at Minneapolis, Minnesota, hereinafter called "Lessee",

WITNESSETH THAT:

1. Lessor does by these presents demise, lease and let unto the Lessee for any lawful purpose or purposes whatsoever, and Lessee agrees to lease for said purposes, the premises (the "Leased Premises") situate in the County of Greenville, State of South Carolina described on Exhibit A attached hereto and made a part hereof, subject, however, to the permitted exceptions ("Permitted Exceptions") enumerated on Exhibit B attached hereto and made a part hereof.

2. To have and to hold the same unto the Lessee for a term of twenty-five (25) years, unless sooner terminated as hereinafter provided, commencing on the first day of the month following the date hereof.

3. The further terms and conditions hereof are set forth in that certain Lease of even date herewith by and between the parties hereto.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused these presents to be signed by their respective Presidents and their respective Secretaries and their respective corporate seals to be hereto affixed this 8th day of July, 1970

In Presence of:

Terri Parker
Janice Loeman

Carol Bowman
Janice Loeman

IDQ PROPERTIES, INC. (SEAL)
By M. Myers
Its President

And H. B. Nelson
Its Secretary

AMERICAN DAIRY QUEEN CORPORATION (SEAL)
By Robert C. Chubbanks
Its Secretary President

And H. B. Nelson
Its Secretary

(Continued on next page)

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