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GREENVILLE, SOUTH CAROLINA

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF
LEASE AGREEMENT AND OPTION

This Memorandum of Lease Agreement and Option made and entered into this 3rd day of July, 1974, by and between DONALD G. PRESTON and VIRGINIA M. PRESTON, Greenville, South Carolina, hereinafter called Lessor, and DON'S MEATS, INC., a South Carolina corporation with a principal office in Greenville, South Carolina, hereinafter called Lessee.

For and in consideration of the covenants and agreements herein contained to be performed by the respective parties hereto, the Lessor does hereby lease, demise and grant and the Lessee does hereby accept the lease and grant of the real estate, together with improvements thereon, located at 2510 Laurens Road, Greenville, South Carolina, presently occupied by Lessee, all as more particularly described in the following deeds recorded in the R.M.C. Office for Greenville County, South Carolina: Deed Book 823, Page 311; Deed Book 823, Page 312; Deed Book 829, Page 297; and Deed Book 983, Page 619.

To have and to hold the premises as described above unto the said Lessee for a term of fifteen (15) years, beginning on the 1st day of July, 1974.

This Lease Agreement and Option contains an option to renew for an additional term of fifteen (15) years. It also contains an option to purchase after five (5) years from the effective date of the lease, and a right of first refusal during the first five (5) years of the lease.

IN WITNESS WHEREOF, the Lessor and the Lessee have respectfully signed and sealed this Memorandum of Lease Agreement and Option as of the day and year first written above.

Witnesses:

Robert A. Wabow
Paul A. Martin

Donald G. Preston
Donald G. Preston, Lessor

Robert A. Wabow
Paul A. Martin

Virginia M. Preston
Virginia M. Preston, Lessor

Don's Meats, Inc., Lessee

Robert A. Wabow
Paul A. Martin

By: Paul A. Martin

Attest: [Signature]

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