

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) L E A S E

OCT 3 2 42 PM '75
SCHEINE STANKERSLEY
R.I.C.

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, this 3rd day of OCTOBER, 1975, by and between JACK E. MULLINAX and SARA R. MULLINAX, who, together with their heirs, executors, administrators, successors and assigns, are hereinafter referred to as "Lessor", and WESTERN BEVERAGE CO., INC., a South Carolina corporation, which, together with its heirs, successors, executors, administrators and assigns, is hereinafter referred to as "Lessee",

W I T N E S S E T H :

1. Premises. For the term, at the rent and otherwise upon the terms, provisions and conditions hereinafter contained, the Lessor does hereby let and lease unto the Lessee the premises at or near Taylors, South Carolina, and described in Exhibit A attached hereto and made a part hereof, together with the structures and improvements thereon and all of the appurtenances thereunto belonging, all of which are hereinafter referred to collectively as the "leased premises".

2. Term. To have and to hold unto Lessee for a term of Ten (10) years, commencing November 15th, 1975, and ending October 15th, 1985, unless sooner terminated.

3. Authorized Use. Lessee shall use the leased premises for purposes of warehousing, distributing and otherwise dealing in Lessee's products and all other lawful purposes incidental thereto, and for any other lawful business operations of Lessee.

4. Rent. Lessee hereby covenants and agrees to pay to Lessor, or to such person as Lessor may hereinafter designate in writing, as rental for the leased premises for the term of this Lease, the sum of Three Hundred Twenty-Four Thousand Dollars



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