

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 22nd day of September,
1975, between WADE HAMPTON PROPERTIES, INC., hereinafter called "Lessor",
and INTERSTATE BRANDS CORPORATION, A Delaware Corporation, hereinafter
called "Lessee",

W I T N E S S E T H :

That the Lessor, in consideration of the covenants of the Lessee,
does hereby lease and demise unto said Lessee, and the Lessee hereby agrees
to take and lease from the Lessor for the term hereinafter specified, the
following described premises:

All that piece, parcel or lot of land located in the
County of Greenville, City of Greenville, State of
South Carolina, with improvements to be constructed
thereon, and situate, lying and being on the north-
eastern side of Wade Hampton Boulevard at its inter-
section with White Oak Drive with an approximate
frontage size of 110 feet and extending to a depth
of 200 feet as shown on Exhibit "A" attached hereto and
made a part hereof.

FOR THE LESSEE TO HAVE AND TO HOLD from the date of occupancy and
ending twelve (12) years thereafter.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease
which is for the rents and upon the terms, covenants and conditions con-
tained in the aforesaid collateral lease agreement executed by the parties
hereto and bearing even date herewith, which collateral lease agreement is
and shall be a part of this instrument as fully and completely as if the
same were set forth herein.

IT IS UNDERSTOOD AND AGREED that the Lessee's right shall be sub-
ject to any bona fide mortgage or deed to secure debt, which is now, or may
hereafter be, placed upon the premises by the Lessor.

The conditions hereof and of the collateral lease agreement,
hereinabove referred to, shall inure to the benefit of and be binding upon
the respective parties hereto, their heirs, successors, and assigns.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this instru-
ment on the day and year first above written.

WITNESSES:

[Signature]

[Signature]

[Signature]

[Signature]

WADE HAMPTON PROPERTIES, INC.

BY: [Signature] (LS)

AND: [Signature] (LS)

LESSOR

INTERSTATE BRANDS CORPORATION

BY: [Signature] (LS)

LESSEE

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