

EXHIBIT B

Lease dated the 15<sup>th</sup> day of December, 1978<sup>69</sup>, by and between IDQ PROPERTIES, INC., a Delaware corporation, as Lessor, and AMERICAN DAIRY QUEEN CORPORATION, a Delaware corporation, as Lessee, demising the land described on Exhibit A attached to the Mortgage to which this Exhibit B is also attached.

EXHIBIT B

(South Carolina Mortgage)