

Exhibit "A"

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

) CONSTRUCTION AGREEMENT
) AND LEASE
)

THIS AGREEMENT, made as of this 1st day of February, 1983, by and between ROBERT ROKURO TAIRA and TSUNEKO TAIRA, individuals residing in Honolulu, Hawaii (hereinafter together referred to as "Landlord"), and KING'S HAWAIIAN BAKERY WEST, INC., a California corporation, having its principal office in Torrance, California (hereinafter referred to as "Tenant"),

W I T N E S S E T H:

WHEREAS, the parties hereto wish to provide for the construction of an industrial building and associated improvements on that certain parcel of land, to be owned by the Landlord and described as follows:

ALL that certain piece, parcel or tract of land, lying, being and situate, in the County of Greenville, State of South Carolina containing 4.79 acres and being shown on plat of survey entitled "Survey for Robert Taira and Tsuneko Taira" prepared by W. R. Williams, Jr., dated January 14, 1983 and recorded in Plat Book 9-M at page 8 in the office of the RMC for Greenville and having according to said plat the following metes and bounds, to-wit:

Beginning at an old iron pin on the Eastern side of the right of way of Piedmont Highway S.C. 20 and running thence with said right of way N 16-07 E 100.0 feet to an old iron pin; thence continuing along said right of way N 21-08 E 93.3 feet to an old iron pin; thence N 61-34 E 108.9 feet to an old iron pin; thence S 69-22 E 672.0 feet to a concrete marker; thence S 7-04 W 8.3 feet to an old iron pin; thence N 85-30 E 59.7 feet to an old iron pin; thence

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