

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

Memorandum of agreement entered into by and between W. W. Brown hereafter referred to as landlord or lessor and Foreront International Dairies, Inc., herein designated tenant, as set out to the following effect:

The landlord does hereby lease and rent unto the tenant the property, with buildings and improvements thereon, hereinafter referred to, for the period of time ending December 31, 1956.

The property in question is located at the corner of the Masley Highway and McBee Boulevard, in Greenville County, State of South Carolina, and has a frontage of approximately 100 feet on the Masley Highway and approximately 25 feet on McBee Boulevard.

As compensation or rental for the above entitled property, the lessee is to pay the sum of One Hundred Twenty-Five (125.00) Dollars per month in advance each and every month for the entire life of this contract.

It is understood that the lessee is to operate the premises as an open air ice cream parlor, and such other allied businesses as it may desire, thereon; and the said property shall be used for no other purpose without the written consent of the landlord, it being expressly understood and agreed that no beer is to be sold on the said premises.

The landlord on his part agrees and contracts to permit the tenant the use of said property for the term of this lease without interference on his part. The tenant for its part agrees to use the property in such a manner as not to create a nuisance and further agrees to pay the rent promptly when due.

The tenant is not to sublet or sublease the premises, or any portion thereof without the written consent of the lessor, except that it may sublet the same to Edwin Joe Ray, without the