



Von Cannon
Box 6

NORTH CAROLINA)
FORSYTH COUNTY)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made this 27 day of November, 1985, by and between B & F PROPERTIES, a North Carolina General Partnership, whose address is 1074 West Fourth Street, Winston-Salem, North Carolina ("Lessor"), and MZB INVESTMENTS, a North Carolina General Partnership, whose address is 511 Shepherd Street, Winston-Salem, North Carolina ("Lessee")

W I T N E S S E T H :

Lessor hereby leases to Lessee for a ninety-nine (99) year term beginning the 27 day of November, 1985, the following described premises:

A PORTION of Unit No. 6 of the Shepherd Street Office Condominiums as shown on a plat thereof recorded in Unit Ownership File No. 3, page 78 and revised and shown in Unit Ownership file No. 3, page 89, Forsyth County Registry, the specific portion containing 300 square feet and being more particularly designated on Exhibit A which is attached hereto and incorporated herein by reference.

The provisions set forth in a written Lease Agreement between the parties dated the 27 day of NOVEMBER, 1985, are hereby incorporated by reference in this Memorandum.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Lease to be executed the day and year mentioned above.

LESSOR:

B & F PROPERTIES, a North Carolina General Partnership

By: [Signature] (SEAL)
General Partner
LEIGH S. FULTZ

LESSEE:

MZB INVESTMENTS, a North Carolina General Partnership

By: [Signature] (SEAL)
General Partner
PAUL L. ZINK

NORTH CAROLINA)
FORSYTH COUNTY)

I, CYNTHIA S. AIKEN a Notary
Public of the above state and county, do hereby certify that
LEIGH S. FULTZ, General Partner of B & F
PROPERTIES, a North Carolina General Partnership personally
appeared before me this day and acknowledged the due execution
of the MEMORANDUM OF LEASE.

WITNESS my hand and my notarial seal, this the 27
day of November, 1985.

Cynthia S. Aiken
Notary Public

My commission expires:

Sept. 17, 1990

CYNTHIA S. AIKEN
NOTARY PUBLIC
FORSYTH COUNTY, N.C.

NORTH CAROLINA)
FORSYTH COUNTY)

I, Cynthia S. Aiken a Notary
Public of the above state and county, do hereby certify that
Paul L. Zink, General Partner of MZB
INVESTMENTS, a North Carolina General Partnership personally
appeared before me this day and acknowledged the due execution
of the MEMORANDUM OF LEASE.

WITNESS my hand and my notarial seal, this the 27
day of November, 1985.

Cynthia S. Aiken
Notary Public

My commission expires:

Sept. 17, 1990

CYNTHIA S. AIKEN
NOTARY PUBLIC
FORSYTH COUNTY, N.C.

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate 5 of Cynthia S. Aiken, N.P.
(here give name and official title of the officer signing the certificate passed upon)

Forsyth Co., N.C.

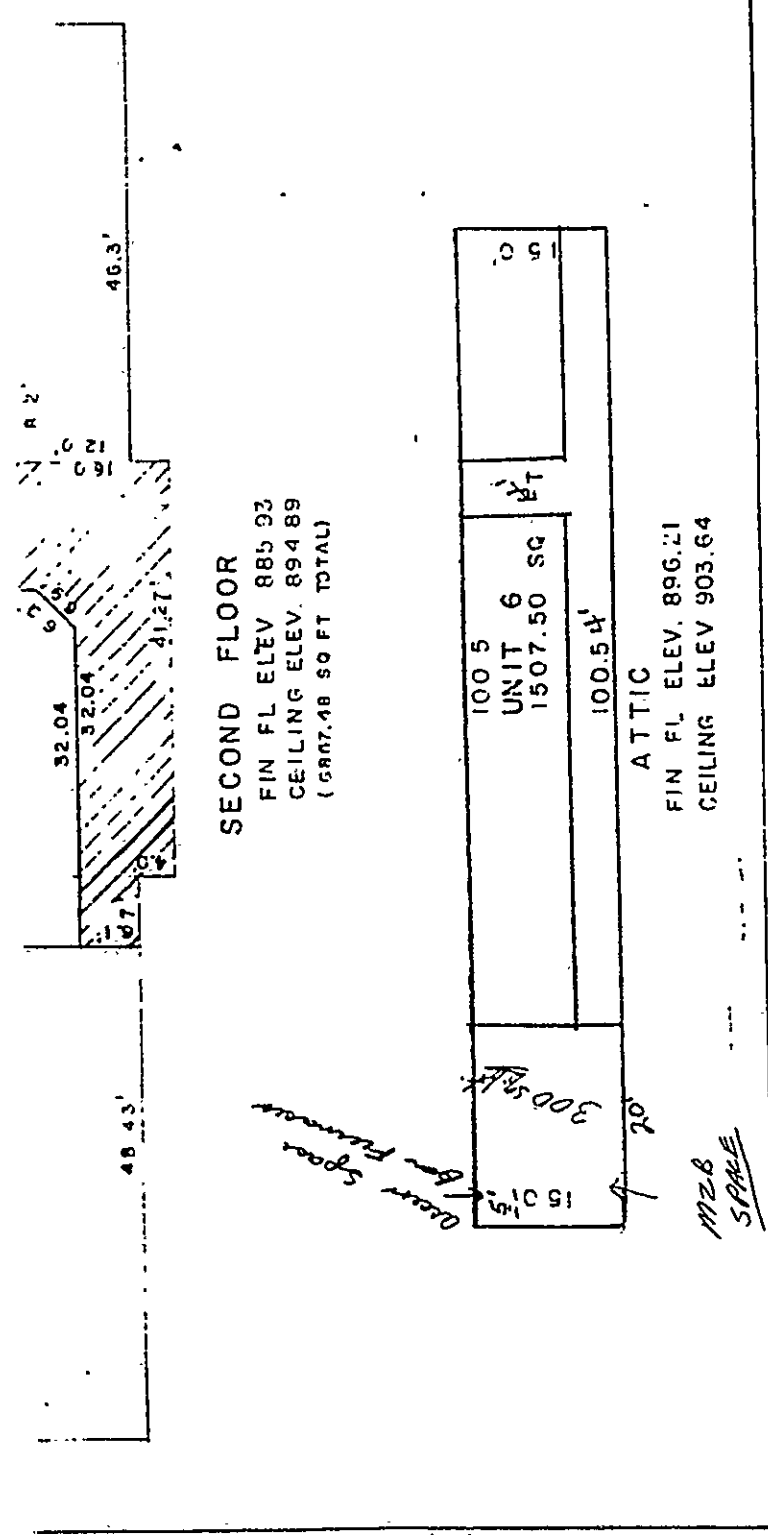
is (are) certified to be correct. This the 27 day of November, 1985
PRESENTED FOR
REGISTRATION
AND RECORDED

Nov 27 12:55 PM '85
By Karen Gordon Deputy-Register of Deeds

Probate and Filing Fee \$ 8.00 paid.

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

1517P0375



SECOND FLOOR
FIN FL ELEV 885.93
CEILING ELEV. 894.89
(6807.48 SQ FT TOTAL)

ATTIC
FIN FL ELEV. 896.21
CEILING ELEV 903.64

UNIT 6
1507.50 SQ FT

DECK SPACE
M2B SPACE

167
D.B. 999, Pg 75-2
WACHVIA BANK & TRUST

THE PURPOSE OF THIS PLAT IS TO REVISE UNITS 1, 4 & 5
AS RECORDED IN CONDO BOOK 3 PAGE 79

FINED BY ADOPTED REGULATIONS.
PARCEL OF LAND AND A BUILDING
AND EACH BUILDING CONTAINS ONE
IN ACCORDANCE WITH N.C.G.S.

CITY PLANNING BOARD

5 OR LIMITED COMMON AREAS
M/H AREAS

REVISED

SHEPHERD STREET OFFICE CONDOMINIUMS

WINSTON-SALEM
FORSYTH COUNTY NORTH CAROLINA

OWNER & DEVELOPER B & F PROPERTIES
1074 W. 4th ST.
WINSTON SALEM N.C.

SCALE: 1" = 20'
DANIEL W. DONATHAN
R.L.S. 1192

20 40 OCT. 29, 1995
UNITED LIMITED
131 FAYETTE ST.
WINSTON-SALEM, N.C.

EXHIBIT A