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STATE OF NORTH CAROLINA

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COUNTY OF FORSYTH

ASSIGNMENT OF LEASES

THIS AGREEMENT, made and entered into as of the 13th day of June, 1985, by and between WISCO DIVERSIFIED OF AMERICA, INC., a North Carolina corporation, hereinafter referred to as "Assignor"; and F & H COMPANIES, INC., a North Carolina corporation, hereinafter referred to as "Assignee";

W I T N E S S E T H:

In consideration of One Dollar (\$1.00) and other good and valuable consideration, paid by Assignee to Assignor, the receipt of which is hereby acknowledged, the Assignor does hereby assign, transfer and set over unto the Assignee all of its right, title and interest in and to those certain leases more particularly described as follows:

1. That certain Lease dated July 16, 1980, by and between Hungry Bull, Inc. as Lessor and the Assignor as Lessee, concerning which a Memorandum of Lease has been recorded in Book 1320, Page 86, Forsyth County Registry, and the property being more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

2. That certain Lease dated September 1, 1980, by and between Food Fair of North Carolina, Inc. as Lessor, and Hungry Bull, Inc. as Lessee, concerning which a Memorandum of Lease has been recorded in Book 1320, Page 90, Forsyth County Registry and the property being more particularly described in Exhibit B, attached hereto and incorporated herein by reference; and which was assigned from Hungry Bull, Inc. to Assignor by Assignment recorded in Book 1320, page 105, Forsyth County Registry.

The Assignee, by the acceptance of this Assignment does hereby assume and agree to comply with the terms and obligations imposed upon the Assignor under these leases, and to save Assignor harmless against any loss or expense whatsoever, with respect to such lease, incurred or occurring after June 13th, 1985.

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IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed as of the day and year first above written.

ASSIGNOR:

WISCO DIVERSIFIED OF AMERICA, INC.

By: Allan C. Hudler
President

ATTEST:

[Signature]
Secretary
(Corporate Seal)

ASSIGNEE:

F & H COMPANIES, INC.

By: [Signature]
President

ATTEST:

[Signature]
Secretary
(Corporate Seal)

STATE OF NORTH CAROLINA

COUNTY OF Wilkes

I, Gail H. Laws, a Notary Public for said County and State, do hereby certify that J.C. Yaw personally appeared before me this day and acknowledged that he is Secretary of WISCO DIVERSIFIED OF AMERICA, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by Allan C. Hudler, its President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and seal, this the 30th day of July, 1993.

My Commission Expires 5-30-97

Gail H. Laws
Notary Public

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STATE OF NORTH CAROLINA

COUNTY OF Wilkes

I, Gail H. Laws, a Notary Public for said County and State, do hereby certify that J. C. Law personally appeared before me this day and acknowledged that he is Secretary of F & H COMPANIES, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by Cecil Hash, its President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and seal, this the 30th day of July, 1993.

My Commission Expires: 5-30-97

Gail H. Laws
Notary Public

STATE OF NORTH CAROLINA, County of FORSYTH

The foregoing certificate of Gail H. Laws N.P.
Wilkes Co NC is/are certified to be correct. This instrument was presented for registration this 9 day of Aug, 19 93 at _____ a.m./p.m., and duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book _____, Page _____. This the 9 day of Aug, 19 93.

L.E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS

By: Jessie Gaden

Jessie Gaden
Assistant, Deputy Register of Deeds

PRESENTED FOR
REGISTRATION
AND RECORDED

'93 AUG -9 P12:16

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. NC
\$14.00 pd

Paula Maynard

EXHIBIT A

TRACT NO. 1:

BEGINNING at an iron stake in the western right-of-way line of Oldtown Drive, said iron stake being the Northeast corner of Crown Central Petroleum Corporation; and running thence along the northern boundary line of Crown Central Petroleum Corporation, North 61° 40' West 177.30 feet to an iron stake in the eastern boundary line of Hungry Bull, Inc.; thence along the line of Hungry Bull, Inc., North 41° 35' East 125.09 feet to an iron stake, the easternmost corner of the Hungry Bull, Inc. lot; thence North 77° 39' East 32.97 feet to an iron stake in the western right-of-way line of Oldtown Drive; thence along the western right-of-way line of Oldtown Drive the three following courses and distances: South 16° 31' East 117.13 feet, South 41° 14' East 15.19 feet and South 2° 23' West 61.10 feet to the point and place of BEGINNING; same containing 0.344 acres, more or less.

TRACT NO. 2:

BEGINNING at an iron stake in the western right-of-way line of Oldtown Drive, said iron stake being North 16° 31' West 40.0 feet from the northernmost corner of Tract No. 1 hereinabove described, and running thence along the western right-of-way line of Oldtown Drive the five following courses and distances: North 16° 31' West 15.20 feet, North 66° 25' East 10.00 feet, North 11° 46' West 106.38 feet, and North 04° 01' West 93.03 feet to an iron stake, and North 02° 23' East 22.00 feet, more or less, to a point; thence=leaving the right of way and running South 41° 35' West 174.5 feet, more or less, to an iron in the northern line of a 35-foot non-exclusive easement for ingress and egress, said point being North 41° 35' East 35.00 feet from the northernmost corner of a parcel conveyed by Food Fair of N. C., Inc. to Syntek Corporation by deed recorded in Book 1263 at page 341 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the northern boundary of said 35 foot easement South 48° 21' East 163.57 feet to an iron stake; Thence North 77° 39' East 15.78 feet to the point and place of BEGINNING.

EXHIBIT B

BEGINNING at an iron stake in the northern right of way of Reynolda Road, the southwest corner of Crown Central Petroleum Corporation, said stake being located 200 feet northwestwardly along the right of way of Reynolda Road from its intersection with Oldtown Drive; running thence with the northern right of way of Reynolda Road the following courses and distances: N. 48° 17' W, 96.70 feet to an iron stake; thence N. 48° 25' W, 90.84 feet to an iron stake, the southeast corner of First Union National Bank property; running thence with the eastern line of said Bank property and falling in with the line of Food Fair of North Carolina, Inc. N 41° 35' E, 250 feet to an iron stake; thence with the line of Food Fair of North Carolina, Inc. S 48° 21' E, 187.40 feet to an iron stake; thence with the line of Food Fair of North Carolina, Inc. and falling in with the line of Crown Central Petroleum Corporation S 41° 35' W, 250 feet to the place of BEGINNING. Containing 1.08 acres more or less, according to a survey dated May 11, 1978, prepared by Joyce Engineering & Mapping Company for Bilco Corporation designated Map No. 2397D.

Together with the above described conveyance of real property, Landlord hereby gives, grants, and conveys unto Tenant an easement for the purpose of establishing a driveway for ingress and egress to and from the above described property over a strip of land which is more particularly described as follows:

BEGINNING at the northeast corner of the above described property and running thence with the northern line of said tract N 48° 21' W, 187.40 feet to an iron stake; running thence with the lands of Food Fair of North Carolina, Inc. the 3 following courses and distances: N 41° 35' E, 35 feet to an iron stake; S 48° 21' E, 163.57 feet to an iron stake; thence N 77° 39' E, 15.78 feet to an iron stake in the western right of way of Oldtown Drive; thence with the right of way of said Oldtown Drive S 16° 31' E, 40 feet to an iron stake; thence across the lands of Food Fair of North Carolina, Inc. S 77° 39' W, 32.97 feet to the place of Beginning. Containing 0.16 acres, more or less, according to the survey map by Joyce Engineering & Mapping Company designated No. 2-397-D.