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FORSYTH COUNTY NC FEE \$26.00
 PRESENTED & RECORDED
 03/23/2022 04:35:27 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3683 PG: 3617 - 3621

Prepared by and return to: Iddings & Thacker, PLLC 333 N. Greene St., Greensboro, NC 27401

MEMORANDUM OF LEASE ASSIGNMENT

NORTH CAROLINA, FORSYTH COUNTY

THIS MEMORANDUM LEASE ASSIGNMENT, made on the date the last party hereto signs the same, ("*Assignment*") by and between **TAQUERIA GUADALAJARA II, INC.** ("*Assignor*") and **F&B REALTY GROUP, LLC** ("*Assignee*") who agree as follows:

1. Under the Lease Agreement dated March 7, 2017 ("Lease"), the Assignor rented to Tenant, FMO Real Estate, LLC ("Tenant"), a portion of real property located at 980 Peters Creek Parkway Winston-Salem, North Carolina and more particularly described in Exhibit A ("Real Property"), attached hereto, with an original Lease term of Ten (10) years, commencing on February 1, 2017 and terminating on January 30, 2027.
2. In conjunction with the sale of the Real Property from Assignor to Assignee, the parties executed a Lease Assignment whereby the Assignor assigned all its rights and interest as set forth in the Lease to the Assignee.

IN WITNESS WHEREOF, Assignor and Assignee and Tenant have caused this Memorandum of Lease Assignment to be executed in their names as of the day and year above written.

ASSIGNOR - TAQUERIA GUADALAJARA II, INC.

By: 

Name: Reynaldo Rizo

Title: President

Date: 3/23/22

ASSIGNEE - F&B REALTY GROUP, LLC

By: _____

Name: _____

Title: _____

Date: _____

submitted electronically by "Iddings & Thacker, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Prepared by and return to: Iddings & Thacker, PLLC 333 N. Greene St., Greensboro, NC 27401

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NORTH CAROLINA, FORSYTH COUNTY

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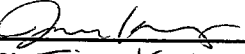
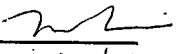
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IN WITNESS WHEREOF, Assignor and Assignee and Tenant have caused this Memorandum of Lease Assignment to be executed in their names as of the day and year above written.

ASSIGNOR - TAQUERIA GUADALAJARA II, INC.

By: _____
 Name: _____
 Title: _____
 Date: _____

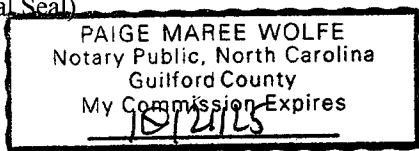
ASSIGNEE - F&B REALTY GROUP, LLC

By:  
 Name: Jane Kang Iris Kim
 Title: Vice President President
 Date: 3/23/2022 7/27/2022

State of NC County of Guilford

I, the undersigned Notary Public, do hereby certify that Reynaldo Rizo personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity stated therein. Witness my hand and official seal this the 23 day of MARCH, 2022.

(Official Seal)



Paige Maree Wolfe
 Official Signature of Notary
 Printed of Typed Name: PAIGE MAREE WOLFE
 My commission expires: 10/21/25

State of _____ County of _____

I, the undersigned Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity stated therein. Witness my hand and official seal this the _ day of _____, 20____.

(Official Seal)

 Official Signature of Notary
 Printed of Typed Name: _____
 My commission expires: _____

State of _____ County of _____

I, the undersigned Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity stated therein. Witness my hand and official seal this the ____ day of _____, 20____.

(Official Seal)

Official Signature of Notary

Printed of Typed Name:

My commission expires:

State of NC County of Guilford

I, the undersigned Notary Public, do hereby certify that Jaime H. Kays & Julie Chapman personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity stated therein. Witness my hand and official seal this the 23 day of MARCH, 2022.

(Official Seal)

Official Signature of Notary

Printed of Typed Name:

My commission expires:

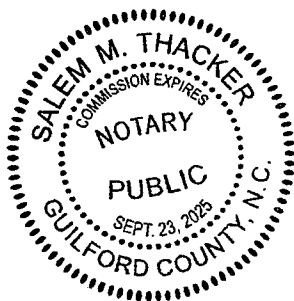


EXHIBIT A

BEGINNING at an iron pipe in the Western right of way of Peters Creek Parkway in the Northern line of Key, LLC (Book 3338, Pages 1353 and 1357, Office of the Register of Deeds of Forsyth County, North Carolina), said iron pipe being located South 88 degrees 55 minutes 57 seconds West 3.20 feet from the Northeast corner of Key, LLC in the Western right of way of Peters Creek Parkway and running thence from said beginning point along the Northern line of Key, LLC South 88 degrees 55 minutes 57 seconds West, crossing an iron pipe found at 178.59 feet, a total distance of 248.59 feet to iron in Peters Creek; thence along Peters Creek North 03 degrees 23 minutes 22 seconds East 156.53 feet to an iron in said creek, a corner with DeRosa Capital 11, LLC (see Book 3558, Page 636, Office of the Register of Deeds of Forsyth County, North Carolina; thence along the line of DeRosa Capital 11, LLC North 86 degrees 30 minutes 47 seconds East 143.00 feet to an iron pipe, a corner with DeRosa Capital 11, LLC and J & J Turner, LLC; thence along the line of J & J Turner, LLC South 89 degrees 58 minutes 34 seconds East 96.01 feet to a nail in the Western right of way line of Peters Creek Parkway; thence along the Western right of way line of Peters Creek Parkway South 00 degrees 04 minutes 13 seconds West 123.13 feet to an iron pipe; thence continuing with the Western right of way line of Peters Creek Parkway South 01 degrees 04 minutes 47 seconds East 37.16 feet to the point of BEGINNING, and containing 0.89 acres, more or less, according to a survey prepared by Four Points Surveyors dated February 14, 2022.