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House + Blaw

RK1763 P2975

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

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MEMORANDUM OF LEASE

P & A PARTNERS, a North Carolina general partnership (hereinafter called "Lessor") hereby leases to J. SCOTT ANDERS (hereinafter called "Lessee"), for a term beginning the 20th day of November, 1992, and continuing for a period until November 20, 1998, Suite 201 located on the following real property:

Exhibit A attached hereto and incorporated herein.

The provisions set forth in a written Lease Agreement (the "Lease") between the parties dated as of the 20th day of November, 1992, are hereby incorporated in this memorandum.

IN WITNESS WHEREOF, the parties hereto have duly executed this Memorandum of Lease and have hereunto set their seals as of the 20th day of November, 1992.

LESSEE:

J. Scott Anders (seal)
J. SCOTT ANDERS

LESSOR:

P & A PARTNERS (seal)
By: J. Scott Anders (seal)
J. Scott Anders,
General Partner
By: Joe L. Puckett, III (seal)
Joe L. Puckett, III,
General Partner

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, George E. Holodrick, a Notary Public of the County and State aforesaid, certify that J. SCOTT ANDERS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 20 day of November, 1992.

[Signature]
Notary Public

My Commission Expires:

9/26/94

NOTARIAL SEAL/STAMP:

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, George E. Holodrick, a Notary Public of said State and County, certify that J. SCOTT ANDERS, General Partner of P & A PARTNERS, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal or Stamp, this the 20 day of November, 1992.

[Signature]
Notary Public

My Commission Expires:

9/26/94

NOTARIAL SEAL/STAMP:

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STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, George E. Hollodick, a Notary Public of said State and County, certify that JOE L. PUCKETT, III, General Partner of P & A PARTNERS, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal or Stamp, this the 20 day of November, 1992.

[Signature]
Notary Public

My Commission Expires:

1/26/94

NOTARIAL SEAL/STAMP:

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of George E. Hollodick N.P.
(here give name and official title of the officer signing the certificate passed upon)

is/are) certified to be correct. This the 20 day of Nov 19 92

PRESENTED FOR
AND FILED
L. E. Speas, Register of Deeds

By Jessie Gable Deputy Assistant

Probate and Filing Fee \$ 14.00 paid.

RECEIVED
Jimmie Stagger

EXHIBIT "A"

BEGINNING at a nail in the pavement, said nail being at the Southeastern corner of the property owned, now or formerly, by Uni-Brown Group recorded at Deed Book 1311, Page 779, said nail also being on a new line with Samuel J. Williard, III and Merwyn A. Hayes (see Deed Book 1732, Page 1823); thence from said point and place of BEGINNING and then on a new line with said Williard and Hayes South 03° 42' 47" West 87.09 feet to an iron pin; thence South 86° 12' 00" East 100.17 feet to an iron pin; the new Southeast corner of Williard and Hayes, and being in the Western line of the property owned, now or formerly, by Eastern Federal Corp. (Deed Book 1598, Page 652); thence with the Western line of Eastern Federal Corp. and continuing with the Western line of Wake Forest University (Tax Block 3442, Lot 123B) South 03° 48' 25" West 54.34 feet to an iron pin; thence with the Northern line of Willie Lee Matthews, now or formerly (Deed Book 1001, Page 77), North 89° 42' 23" West 225.48 feet to an iron pin located in the Eastern right-of-way margin of University Parkway; thence with the Eastern right of way margin of University Parkway North 03° 46' 22" East 153.69 feet to an iron pin, the Southwest corner of Uni-Brown Group; thence with the Southern line of Uni-Brown Group South 86° 54' 06" East 124.85 feet to the point and place of BEGINNING, and being designated as Lot 122F, Tax Block 3442, of the Forsyth County Tax Records as presently constituted, and being more particularly shown on the survey for Scott Anders prepared by Brady Surveying Company, P.A., dated July 17, 1992, Job No. 92B42, reference to which is hereby made for a more particular description.

SAVING AND EXCEPTING from the foregoing conveyance is a non-exclusive 25-foot easement reserved for the purpose of ingress and egress for the use and benefit of the land adjacent to it and presently belonging to the grantors and is to run with said land appurtenant thereto for the benefit of them and their heirs and assigns, more particularly described as follows:

BEGINNING at a nail in the pavement, said nail, the Southeastern corner of the property owned by Uni-Brown Group, Deed Book 1311, Page 779; thence from said point and place of Beginning and running with the Southern line of Uni-Brown Group North 86° 54' 06" West 25.00 feet to a point; thence South 03° 42' 47" West 87.09 feet to a point; thence South 86° 54' 06" East 25.00 feet to an iron pin; thence North 03° 42' 47" East 87.09 feet to a nail, the place and point of Beginning.

SAVING AND EXCEPTING from the foregoing conveyance is a non-exclusive easement reserved for the purpose of ingress and egress for the use and benefit of the land adjacent to it and presently belonging to the grantors and is to run with said land appurtenant thereto for the benefit of them and their heirs and assigns, more particularly described as follows:

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BEGINNING at an iron, said iron being located South 03° 42' 47" West 87.09 feet from a nail in the pavement, the beginning point of the above described tract; thence South 10° 11' 41" West 29.08 feet to a point; thence South 83° 17' 59" East 82.35 feet to a point; thence North 06° 24' 43" East 33.10 feet to a point; thence North 86° 12' 00" West 80.52 feet to the point and place of beginning as shown on the above described survey.

TOGETHER WITH a non-exclusive 25-foot access easement described as follows: BEGINNING at a nail in the pavement, Southeastern corner of the property owned now or formerly by Uni-Brown Group, Deed Book 1311, Page 779; thence from said point and place of BEGINNING South 03° 42' 47" West 87.09 feet to an iron pin placed; thence South 86° 12' 00" East 80.52 feet to a point; thence North 03° 30' 49" East 31.76 feet to a point; thence North 88° 43' 56" West 55.42 feet to a point; thence North 03° 46' 54" East 217.97 feet to a point in the Southern line of Brownsboro Road; thence with the Southern line of Brownsboro Road, North 86° 56' 00" West, 25 feet to an iron pin, Northeast corner of the property of said Uni-Brown Group; thence with the Eastern line of said Uni-Brown Group, South 03° 48' 47" West 148.91 feet to an iron pin; thence continuing with the Eastern line of said Uni-Brown Group, South 03° 53' 57" West 10.96 feet to the point and place of Beginning.

Said easement is for the purposes of ingress and egress and shall be appurtenant to and run with the above-described tract.