

McCall Box

119

BK1856 P0398

NORTH CAROLINA )  
FORSYTH COUNTY )

MEMORANDUM OF LEASE

FREDERICK L. OSBORNE and wife, DONNA B. OSBORNE, citizens and residents of Clemmons, Forsyth County, North Carolina, (herein "Landlord") hereby lease to C & C FOODS, INC, d/b/a Fazoli's Restaurant, a North Carolina Corporation (herein "Tenant"), for a term of thirty (30) years beginning the 1st day of May, 1995 and continuing until the 31st day of April, 2025, the following property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The Provisions set forth in a written Lease Agreement (the "Lease") between the parties dated as of the 1st day of May, 1995, 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 1 day of May, 1995.



TENANT:  
C & C FOODS, INC. d/b/a Fazoli's Restaurant

By: Frederick L. Osborne  
Its: President

Attest:

Donna B. Osborne  
Secretary

LANDLORD:  
Frederick L. Osborne (SEAL)  
FREDERICK L. OSBORNE

Donna B. Osborne (SEAL)  
DONNA B. OSBORNE

BK1856 P0399

NORTH CAROLINA )

Davidson COUNTY )

I, Vicky S. Mitchell, Notary Public for said County and State, certify that Donna B. Osborne personally came before me this day and acknowledged that she is Secretary of C & C Foods, Inc. d/b/a Fazoli's Restaurant, a corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary.

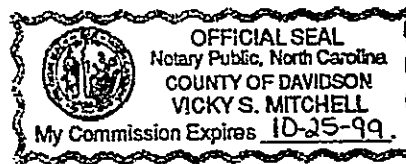
Witness my hand and official seal, this the 1<sup>st</sup> day of May, 1995.

Vicky Mitchell  
NOTARY PUBLIC

My commission expires: 10-25-99

NORTH CAROLINA )

Davidson COUNTY )

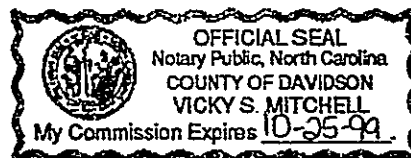


I, Vicky S. Mitchell, a Notary Public for said County and State, do hereby certify that Frederick L. Osborne and wife, Donna B. Osborne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1<sup>st</sup> day of May, 1995.

Vicky Mitchell  
NOTARY PUBLIC

My commission expires: 10-25-99



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Vicky S. Mitchell, NP Davidson Co. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 1<sup>st</sup> day of May, 1995.

L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH COUNTY

L. E. Speas, Register of Deeds

By Jerri Stagner Deputy Assistant

Probate and Filing Fee \$ 12.00 paid.

Russell  
Edwards

BK1856 P0400

EXHIBIT "A"

BEGINNING at an Existing Iron lying the in the Eastern Right-of-Way line of Raven Road (S.R. No. 1647), said Iron also being in the Southwest corner of that property conveyed to Sonic Service Corporation in Deed Book 1772, Page 2334, Forsyth County Registry; running thence with Sonic's Southern line North 71° 00' 43" East 263.29 feet to an Existing Iron; running thence North 71° 00' 43" East 34.99 feet to a point lying within the Right-of-Way of University Parkway; running thence within said Right-of-Way South 18° 34' 10" East 183.85 feet to a point located within the Right-of-Way; running thence North 88° 54' 54" West 37.16 feet to an Existing Iron; running thence North 88° 54' 54" West 279.01 feet to an Existing Iron in the Eastern Right-of-Way line of Raven Road; running thence along said Right-of-Way line North 18° 57' 57" West 75.33 feet to the POINT AND PLACE OF BEGINNING, containing 0.886 acres, more or less.

This description was taken from a survey prepared for Fred L. Osborne by Slate Surveying Company of King, NC, dated April 18, 1995, and designated as Job No. 10395-4.