

STATE OF SOUTH CAROLINA)
SEP 5 5 00 PM 1968

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) MEMORANDUM OF AGREEMENT OF LEASE
COUNTY OF GREENVILLE. GULL FARM NORTH
R.M.C.

THIS AGREEMENT made and entered into as of this *22nd* day of *August*, 1968, between J.B.C. REALTY CORP., an Illinois corporation, hereinafter called "Lessor", and Ihop Corp. of Greenville, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called "Lessee";

W I T N E S S E T H :

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the following described premises:

See EXHIBIT A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Lessee, its successors and assigns, for an initial term of twenty (20) years beginning on the date hereof as set forth in detail in the lease, and for certain additional options to renew aggregating ten (10) years as set forth in detail in the lease unless this lease shall be sooner terminated under the terms of said Lease Agreement.

IN WITNESS WHEREOF, J.B.C. REALTY CORP., an Illinois corporation, as Lessor, and Ihop Corp. of Greenville, as Lessee, have caused these presents to be executed this *22nd* day of *August*, 1968.

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