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OLLIE FARNSWORTH
STATE OF NORTH CAROLINA R.H.C.

AGREEMENT

COUNTY OF MECKLENBURG

THIS AGREEMENT, made and entered into this 5th day of July, 1969 by and between HONEY PROPERTIES, INC., a North Carolina corporation with its principal office and place of business at Charlotte, North Carolina, hereinafter called Lessor and HONEY'S FOOD SYSTEMS, INC., a North Carolina corporation with its principal office and place of business at Charlotte, North Carolina, hereinafter called Lessee:

W I T N E S S E T H:

WHEREAS, the parties on this date have made and entered into a written lease agreement setting forth the terms and conditions between them; and

WHEREAS, the Lessee desires that this memorandum of lease be recorded in the appropriate place in South Carolina so as to properly protect its interests and has therefore caused to be prepared this memorandum of lease setting forth the essential information needed to properly protect the parties of recordation;

NOW, THEREFORE, IT IS HEREIN STIPULATED, COVENANTED AND AGREED AS FOLLOWS:

1. The Lessor has demised and leased to the Lessee the property, a legal description of which is attached hereto as Exhibit A.
2. The term of the lease is for fifteen (15) years and the Lessee has options to renew the lease for two successive five (5) year terms thereafter.

(Continued on next page)