MILFORD D. KELLY and wife, FEGGG and LAWRENCE E.

McNAIR and wife, Thereson K. of Greenville, South Carolina, hereinafter called the "LESSORS", hereby lease to KRISPY KREME DOUGHNUT COMPANY, a North Carolina corporation with its principal office in Forsyth County, North Carolina, hereinafter called the "LESSEE", for a term beginning on December 1, 1974 and ending on November 30, 1983, including all options to extend or renew, if any, the following property lying and being in Greenville, South Carolina, and more particularly described as follows:

BEGINNING at a point, said point being located as follows from the southeastern intersection of Owens Lane and the northeastern right-of-way line of U. S. Highway No. 276, South 44° 07' East 520.1 feet with the northeast right-of-way line of U. S. Highway No. 276 to an iron pipe, thence North 51° 28' East 120 feet to the point and place of BEGINNING; running thence North 51° 28' East 150 feet to a point; thence South 44° 07' East 200 feet to a point; thence North 44° 07' West 200 feet to the point and place of BEGINNING. Conveyed herewith is an easement for ingress and egress for a 25-foot paved drive now existing which runs from the northeast right-of-way line of U. S. High-way No. 276 to the southwest line of said property.

The provisions set forth in a written Lease Agreement between the parties dated 100 8 , 1974, are incorporated in this memorandum.

This the day of Manual , 1974.

LESSORS:

LEORD D. KELLY (SEAL

(SEAL)

LAWRENCE E. McNAIR (SEAL

Maria (SEAL)

(00.4.1.0.00 0.4.3.7.7.7.00)

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and the same