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CORINNE S. TANKERSLEY
R.M.C.

Vol 1031 No 481

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)MEMORANDUM OF TERMINATION OF LEASE

WHEREAS, MILFORD D. KELLY and wife, PEGGY W. KELLY; and LAWRENCE E. McNAIR and wife, THERESA K. McNAIR, of Greenville, South Carolina, hereinafter called the "LESSORS," heretofore leased 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 South 51° 28' West 150 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. Highway No. 276 to the southwest line of said property.

and

WHEREAS, on the 31st day of August, 1975, the Lessors and Lessee terminated said lease effective August 31, 1975.

This the 13th day of August, 1975.

Milford D. Kelly
Peggy W. Kelly

LESSORS:

Milford D. Kelly (SEAL)
Milford D. Kelly

Peggy W. Kelly (SEAL)
Peggy W. Kelly

Lawrence E. McNair (SEAL)
Lawrence E. McNair

Theresa K. McNair (SEAL)
Theresa K. McNair

LESSEE:

KRISPY KREME DOUGHNUT COMPANY

By *James R. Moore*
President

ATTEST:

James R. Moore
Secretary