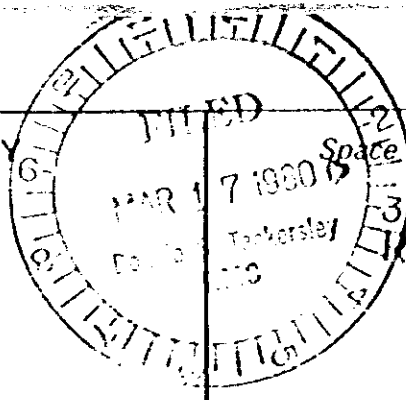


RECORDING REQUESTED BY
AND
When Recorded, Mail to
MNB FINANCIAL CORP.
120 Howard Street
Suite 475
San Francisco, CA 94105



Space Below This Line for Recorder's Use

6094 1122-220

RECEIVED MAR 3 1980

DECLARATION AND WAIVER

The undersigned in consideration of MNB FINANCIAL CORP. ("MNB") now or hereafter leasing or otherwise extending financial accommodation with respect to certain equipment and personal property to INGLES MARKETS, INCORPORATED ("Customer") in accordance with the terms of that certain lease or equipment financing agreement, as appropriate, dated September 6, 1977, and any other leases or other agreements hereafter between MNB and Customer and for other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby agree, waive and undertake as follows:

- Neither such equipment and personal property or any portion thereof shall become or be a part of or an accession or addition to or a fixture on the real property hereafter described even though it is installed thereon or in some manner attached thereto, nor shall such equipment or personal property or any portion thereof be moved from such real property until MNB's written consent thereto shall first be had and obtained.
- The undersigned shall acquire no title to or interest in such equipment and personal property or any portion thereof by virtue of such installation or attachment. The undersigned further waives any right to seize, or to claim any interest whatsoever in, said equipment and personal property or any portion thereof on account of any claim or right the undersigned may have against any person, including, without limitation any claim or right the undersigned may have or assert against Customer, by levy of distraint or otherwise.
- MNB may at any time, at its option, enter upon the property upon which said equipment and personal property or a portion thereof is located, and inspect or remove said equipment and personal property or a portion thereof at its sole cost and expense, and it agrees to make such repairs caused by any such removal to the extent reasonably necessary to restore such property to its condition immediately prior to such removal.
- All of the terms and conditions of the Waiver shall be binding upon the heirs, successors in interest, assigns or encumbrancers of the undersigned, and shall inure to the benefit of MNB, its successors and assigns. As used herein the term "Customer" shall include the successors in interest and assigns of Customer.

The real property upon which such equipment and personal property is located is described as per attached Exhibit A

Executed this 12 day of Feb, 19 80, at U.S. Route 70, Black Mountain, N.C.

Witnessed By: [Signature] INGLES MARKETS, INCORPORATED

[Signature]

By: [Signature]

Title: [Signature]

(Seal) ~~OWNER~~
Strike out inapplicable capacities.

(If interest is held jointly or in common all joint tenants or tenants in common must execute this document.)

NOTARIAL ACKNOWLEDGMENTS

INDIVIDUAL OR PARTNERSHIP:

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 19 _____, before me personally came _____ to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same (in his capacity as a partner and as the act of the partnership).

In witness whereof I hereunto set my hand and official seal.

(SEAL)

Notary Public

My commission expires: _____

CORPORATE:

STATE OF North Carolina
COUNTY OF Buncombe

On this 12th day of February, 19 80, before me personally came F. William White to me known to be the Treasurer of the corporation that executed the foregoing instrument and to me known to be the person who executed said instrument on behalf of said corporation, and acknowledged that such corporation executed the same pursuant to its By-laws or a resolution of its Board of Directors.

In witness whereof I hereunto set my hand and official seal.

(SEAL)

[Signature]
Notary Public

My commission expires: May 20, 1981

NOTARY PUBLIC STATE OF NORTH CAROLINA

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