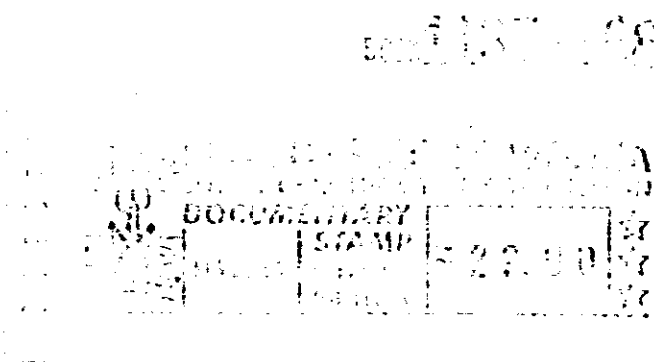


G.P. 10. S. C.

PH '80

WISLEY

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )



40 Page 1500  
This Commission Expires 11/1/80

THIS INDENTURE made this 1st day of September, 1980  
by and between Smith Henry, a South Carolina Corporation, Southern  
Restauranteurs, a South Carolina Corporation; and S. H. & H. Properties,  
a General Partnership; hereinafter referred to as the Landlords; and  
Po Folks, Inc., a Georgia Corporation, hereinafter referred to as the  
Tenant,

WITNESSETH: That in accordance with that certain agreement entered  
into between Southern Restauranteurs and Po Folks, Inc. executed July 30th,  
1980, a copy of which is attached, the Landlords do hereby demise and lease  
unto the Tenant, and the Tenant does hereby hire and take from the Landlord  
for the term and upon the rentals hereinafter specified, the premises  
situated in the County of Greenville, and State of South Carolina, as  
described as follows:

All that certain piece parcel or lot of land with all improvements  
thereon or hereafter constructed thereon situate, lying and being in the  
State of South Carolina, County of Greenville, on the Southeastern side of  
Anderson Road (S.C. Highway 81) containing 0.777 acres, as shown on plat  
entitled "Property of Charles E. & Ella M. Miller, Estate of Marion T.  
Mathis, Sr., Greenville County, S. C.", prepared by Dalton and Neves Co.,  
Engineers, March, 1975, and having according to said plat the following  
metes and bounds, to wit: BEGINNING at an iron pin on the Southeastern  
side of Anderson Road (S.C. Hwy 81) at the joint front corner of instant  
property and property of Tremarco Corporation and running thence along  
the common line of said property S 51° 10' E 35.88 feet to an iron pin;  
thence still with Tremarco Corporation line 69° 15' E 85.88 feet to an  
iron pin at edge of White Horse Road (S.C. Highway By-Pass 25); thence  
along said White Horse Road S 20° 27' E 49.04 feet to a point;  
thence along the common line of instant property and Miller property S 50°  
59' W 165 feet to an iron pin; thence still along Miller line S 20° 27' E 99.3  
feet to a point; thence along the line of property of South Carolina  
National Bank of Charleston S 50° 59' W 25 feet to an iron pin; thence

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