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JOHN W. WALKERSLEY
R.M.C.

MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS THAT: CP ENTERPRISES, a South Carolina Limited Partnership, whose address is 110 Manly Street, Greenville, South Carolina 29601, hereinafter Lessor, and BURGER KING CORPORATION, whose address is 7360 North Kendall Drive, Miami, Florida 33156, hereinafter Lessee, do hereby certify unto whom it may concern, that under date of January 6, 1981, the Lessor and Lessee entered into a certain lease covering the following described premises, lying and being in Greenville, South Carolina, more particularly described as follows:

Beg. at an iron pin corner of Haywood Road (S-273) R/W and corner of 66' R/W of proposed road and running thence S 34-14 W 150.00' along R/W of said Haywood Road (S-273) to an iron pin on R/W thence leaving road R/W and running N 55-46 W 215.00' to an iron pin thence running N 34-14 E 150.00' to an iron pin on 66' R/W of proposed road and running thence with said road R/W S 55-46 E 215.00' to an iron pin, and being the point of beginning. Containing .740 Ac. or 32,250 Sq. Ft., said premises shown on plat recorded in Plat Book 86, Page 39, Greenville County RMC Office.

That said Lease is now in effect for a term commencing as stated therein and expiring twenty (20) years thereafter with the right and privilege in the Lessee to extend the lease for four (4) additional terms of five (5) years each, unless sooner terminated in accordance with the provisions thereof, with respect to termination by default, or for other causes; that said lease itself contains the contract of leasing and otherwise between the parties, including the amount of rent, times when said rent shall be paid, and other provisions and covenants as regulate and govern the relationship of Lessor and Lessee between the parties; and all persons are hereby put on notice of existence of such lease and are referred to the said lease itself for its terms and conditions.

IN WITNESS WHEREOF this Memorandum of Lease has been duly executed, under seal, as of the 19th day of January, 1981.

WITNESSES

CP ENTERPRISES, a South Carolina Limited Partnership (LESSOR)

[Signature]

By: [Signature] General Partner

[Signature]
As to Lessor

Attest: [Signature] Notary Public

BURGER KING CORPORATION (LESSEE)

[Signature]

By: [Signature] Vice President

[Signature]
As to Lessee

Attest: [Signature] Assistant Secretary

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