



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 21st day of July, 1982, is by and between THE ROGER COMPANY (hereinafter called the LESSOR), whose address is 3986 Boulevard Center Drive, Jacksonville, Florida 32207 and McDONALD'S CORPORATION a (K) Delaware corporation, (hereinafter called the LESSEE), whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60521.

LESSOR does hereby lease to LESSEE that certain premises with improvements and appurtenant easements, if any, situated in the City of Greenville, County of Greenville, State of South Carolina, more particularly described in EXHIBIT A attached hereto and made a part hereof.

TO HAVE AND TO HOLD for a term commencing as of July 1, 1982 and ending 19, and ending twenty (20) years from the date upon which a McDonald's Restaurant is opened for business to the public May 31, 1987.

Further LESSOR does hereby grant to LESSEE, the right of option to extend the term of this Lease upon the expiration of the original term for successive periods aggregating five (5) years.

Further LESSOR does hereby grant to LESSEE, the option of purchasing said demised premises any time during the original term or any extension or renewal thereof, lessing 1,350 square feet on two (2) occasions during the term of the Lease in accordance with the Lease terms and conditions.

Further LESSOR does hereby grant to LESSEE, the right of first refusal to purchase or lease the demised premises.

Further, LESSOR shall not, except with the written consent of LESSEE first had and obtained, directly or indirectly engage in, or acquire any financial or beneficial interest in, or grant a lease to any persons to engage in a restaurant of any type in which food and beverages are dispensed within a radius of one (1) mile from the premises covered by this Lease.

The rentals to be paid by LESSEE and all of the obligations and rights of LESSOR and LESSEE in respect to the above described rental for the original term and the extension thereof are set forth in a certain lease dated April 27th, 1982, executed by the parties hereto. This instrument is merely a memorandum of the aforesaid Lease and is subject to all of the terms, conditions and provisions thereof. In the event of any inconsistency between the terms of said Lease and this instrument, the terms of said Lease shall prevail as between the parties hereto. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns and executors and administrators of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this memorandum as of the day and year first above written.

LESSOR: THE ROGER COMPANY
J. Davis
Senior Vice President

LESSEE: McDONALD'S CORPORATION, a Delaware Corporation
[Signature]
Vice President

P. Q. [Signature]
Assistant Secretary
Lessor's Federal I.D. # or Social Security # 59-2005388

ATTES:
[Signature]
Assistant Secretary

WITNESS:
John R. Klein
John F. [Signature]

WITNESS:
Mary Ann Kucak
Mary [Signature]

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(APPEND ACKNOWLEDGEMENTS OF SIGNATURES)

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