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STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE AGREEMENT,
 SUBLEASE AGREEMENT, AGREEMENT AND
 RIGHT OF FIRST REFUSAL

2-23-84
 9:00
 7:00

THIS Memorandum of Lease Agreement, Sublease Agreement, Agreement and Right of First Refusal made and entered into this 23 day of February, 1984, by and between Eugene E. Stone, Jr. and Alexander M. Stone, Trustees of the "Stone Enterprise Trust", hereinafter called Lessor and Kenneth Cosgrove and Sarilla B. Cosgrove, hereinafter called Lessee and The Pantry, Inc., hereinafter called Sublessor.

WHEREAS, on May 7, 1974, a written Lease Agreement and Amendment to Lease Agreement (hereinafter collectively referred to as the Lease Agreement) were entered into between Eugene E. Stone, Jr., Alexander M. Stone, Ann S. Cleveland and between Hallie Stone Maxon (by Eugene E. Stone, Jr.), Lessor and Caper House, Inc. as Lessee and subsequently assigned by Caper House, Inc. unto The Pantry, Inc. on May 7, 1974 concerning that certain property owned by Lessor located at Stone Plaza Shopping Center, Rutherford Road, in Greenville County, South Carolina, as more particularly described on attached Exhibit A.

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WHEREAS, on or about March 15, 1975, Eugene E. Stone, Jr., Alexander M. Stone, Hallie Stone Maxon and Ann S. Cleveland formed the "Stone Enterprise Trust" for which Eugene E. Stone, Jr. and Alexander M. Stone are Trustees according to the terms and provisions of that Trust Agreement recorded in Deed Book 1026 at Page 24 in the RMC Office for Greenville County, South Carolina.

2-23-84
 9:00
 7:00

WHEREAS, on February 23, 1984 a written Sublease Agreement was entered into between The Pantry, Inc. and Kenneth Cosgrove and Sarilla B. Cosgrove whereby Cosgrove subleased the subject property until October 27, 1984 from The Pantry, Inc., and

(CONTINUED ON NEXT PAGE)

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