

Lane Road, Greenville County, South Carolina, as more particularly described on attached Exhibit A.

That Lessee shall have and hold the leased premises according to the terms of the Sublease Agreement entered into between Sublessor and Lessee from February 23, 1984 until April 18, 1988.

That Lessee shall have and hold the lease premises according to the terms and provisions of the Agreement entered into between Lessor and Lessee for an original term commencing April 19, 1988 and expiring on April 18, 1993.

That Lessee shall have the Right of First Refusal to purchase the entire shopping strip Mall, and/or the demises presmies, if Lessor decides to sell the entire shopping strip Mall, and/or the demised premises, according to the terms set forth in the aforesaid Lease Agreement.

This Memorandum of Lease Agreement, Sublease Agreement, Agreement and Right of First Refusal does not in any way modify, change, amend or alter the aforesaid documents entered into between the parties.

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[Handwritten signature]

Paul Banias
Paul Banias, Lessor

Kenneth Cosgrove
Kenneth Cosgrove, Lessee

Sarilla B. Cosgrove
Sarilla B. Cosgrove, Lessee

Eugen B. Ann, Jr.
BY: _____
FOR: The Pantry, Inc., Sublessor

