

unpaid interest thereon and any amounts expended by the Lender under the terms and provisions of this mortgage, with interest thereon as herein provided, shall, at the option of the Lender, become at once due and payable without further notice and irrespective of the date of maturity expressed in the Notes secured hereby, and this mortgage may be foreclosed.

PROVIDED ALWAYS, nevertheless, that if the Grantor shall cause to be paid the Notes secured hereby according to their terms and provisions and shall perform all of the other conditions and obligations set out in said Notes and this mortgage, then this mortgage and conveyance shall become null and void; otherwise to remain in full force and virtue.

The covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, or assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of the undersigned this 11<sup>th</sup> day of February, 1982.

KRISPY KREME DOUGHNUT CORPORATION

John M. [Signature]  
Witness

By: [Signature] President

Carol [Signature]  
Witness

Attest: Robert A. West  
Secretary

[Corporate Seal]

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