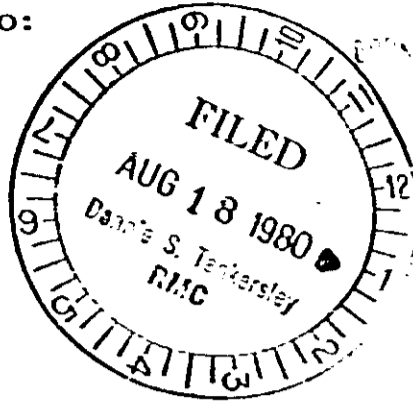


After recording, please mail to:  
Beverly Burkett  
P.O. Box 1330  
Salisbury, NC 28144



4131 405

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MEMORANDUM OF LEASE

This is a memorandum of that certain unrecorded lease dated the  
24th day of September, 19 79\*, between Edens & McTeer, Inc.

"LANDLORD" and FOOD TOWN STORES, INC., a North Carolina corporation,  
P.O. Box 1330  
Salisbury, NC 28144  
"TENANT", concerning the premises described in Exhibit A attached hereto and  
made a part hereof by reference.

LANDLORD leases the premises together with all privileges and  
appurtenances thereunto pertaining to TENANT and TENANT hires the same from  
LANDLORD for the term and under the provisions contained in the above-  
mentioned unrecorded lease, which unrecorded lease is incorporated in this  
memorandum by this reference.

The term of the lease is to commence when the demised premises are  
completely constructed and ready for occupancy according to the terms of the said  
unrecorded lease but no later than March 15, 19 81 and will  
continue for a term of (20) twenty years subject to TENANT's right to extend the  
term four (4) successive periods of five (5) years each as stated in the  
said unrecorded lease.

TENANT will have the exclusive right to operate a retail supermarket  
as more fully described in the said unrecorded lease.

This memorandum is not a complete summary of the lease. Provisions  
in the memorandum shall not be used in interpreting the lease provisions and in  
the event of conflict between this memorandum and the said unrecorded lease, the  
unrecorded lease shall control.

\*and amended by Lease Modification Agreement dated June 6, 1980.

\*\*South Carolina Documentary Stamp Tax has been paid on the herein  
before mentioned Lease and is evidenced by the South Carolina  
Documentary Stamps affixed to the original Lease. The Lease is  
on file at Food Town Stores, Inc., P. O. Box 1330, Salisbury,  
North Carolina 28144.

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