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MEMORANDUM OF LEASE/SUBLEASE

THIS MEMORANDUM OF LEASE/SUBLEASE, made and entered into this 1st day of November, 1982, by and between Burger King Limited Partnership I, a New York Limited partnership (hereinafter "Lessor"), whose address is Two World Trade Center, 105th Floor, New York, New York 10048, and THOMAS E. DUPREE, JR. (hereinafter "Lessee"), whose address is 1900 Greenville Road Hwy. Easley, South Carolina 29640. (The terms "Lessor" and "Lessee" shall mean respectively "Sublessor" and "Sublessee" whenever the context requires or permits it.)

Lessor, for and in consideration of the execution and delivery of a certain Lease/Sublease dated November 1, 1982, and the rents and covenants specified therein to be paid and performed by Lessee, hereby grants, demises and leases to Lessee, and Lessee does hereby hire and take as Lessee that certain parcel of real property (including the building and related improvements situated thereon) described in Exhibit "A" attached hereto and made a part hereof ("demised premises").

Lessee shall have and hold the demised premises for a period of twenty (20) years, upon the terms, covenants and conditions as set forth in said Lease/Sublease and commencing on the date provided therein. Lessor and Lessee hereby agree that they will execute a supplemental instrument in recordable form setting forth the exact date of commencement and expiration of the term of said Lease/Sublease.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Memorandum of Lease/Sublease to be executed by these presents the date and year first above written.

Witnesses for Lessor:

Norma Delapine  
Anne E. Rogus

BURGER KING LIMITED PARTNERSHIP I  
By Its General Partner  
Shearson/BK Realty, Inc.

By: [Signature]

Attest: [Signature]  
LESSOR

Witnesses for Lessee:

Barbara Bagwell  
Roy D. Hester

[Signature]  
Thomas E. DuPree, JR.

LESSEE

BKLPI - PAH  
2nd Draft - 3/23/82  
(Franchisee document)  
#3548  
10/19/82

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