

Entire Agreement

17. This lease contains all the agreements between the parties hereto and may not be modified in any other manner than by agreement in writing signed by all the parties hereto or their successors in interest.

Captions, Pronouns, etc.

18. The captions in the margin of this lease are for convenience only and are not a part of this lease and do not in any way limit or amplify the terms and provisions of this lease. Whenever the context hereof admits or requires, words in the singular may be regarded as in the plural and vice-versa, and personal pronouns may be read as masculine, feminine or neuter.

Other Premises

19. Owner shall not during the term hereof or any renewal or extension of such term convey to any other party or parties, or permit or allow any other party or parties to lease, use, or occupy, any property adjoining or located within one thousand (1,000) feet of the premises leased herein, which such property may be now or hereafter owned, leased or controlled by Owner, for the purpose of engaging in a restaurant business of the type normally conducted by Krystal. The restriction of this paragraph shall not apply to any property on which such a business is presently in operation. Owner shall execute and deliver in form acceptable for recording all such documents as Krystal shall request to impose the foregoing restriction as a covenant running with the land on all property affected thereby in a manner sufficient to give public notice thereof.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and date first above written.

Signed, sealed and delivered by Owner in the presence of us:

[Signature]

[Signature]
[Signature]
- Notary Public