

MEMORANDUM OF LEASE

This Memorandum of Lease, dated as of November 10, 1976, by and between Steak and Ale Restaurants of America, Inc., a Delaware corporation (the "Landlord"), and Steak and Ale of Columbia, Inc., a Nevada corporation (the "Tenant"),

WITNESSETH:

The Landlord hereby demises and leases to the Tenant, and the Tenant hereby takes and accepts from the Landlord, that certain real property located in Greenville County, South Carolina, the same being more particularly described in Exhibit A attached hereto, including all improvements situated thereon, to have and to hold the same for a term of twenty (20) years,* all pursuant and subject to the terms, conditions and stipulations contained in that certain Lease Agreement (inter-company) dated as of November 10, 1976, by and between the Landlord and the Tenant, to which reference is made for all purposes and of which it is intended hereby to give notice.

*commencing on the date hereof

IN WITNESS WHEREOF, the Landlord and the Tenant have hereunto set their hands as of the day and year first above written.

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[Corporate Seal]

STEAK AND ALE RESTAURANTS OF AMERICA, INC.

ATTEST:

Thomas P. Barton
Thomas P. Barton, Secretary

By John W. Titus
John W. Titus, Vice President

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[Corporate Seal]

STEAK AND ALE OF COLUMBIA, INC.

ATTEST:

Thomas P. Barton
Thomas P. Barton, Secretary

By John W. Titus
John W. Titus, Vice President

IN THE PRESENCE OF:

David A. Bennell
Joseph E. ...

STATE OF TEXAS)
)
COUNTY OF DALLAS)

PERSONALLY appeared before me David A. Bennell who, being duly sworn, says that he saw the corporate seal of Steak and Ale of Columbia, Inc., a Nevada corporation, affixed to the foregoing instrument and that he also saw John W. Titus, Vice President, and Thomas P. Barton, Secretary, of said corporation, sign and attest the same, and that he, with Joseph E. ..., witnessed the execution and delivery thereof as the act and deed of the said Steak and Ale of Columbia, Inc.

David A. Bennell

SWORN TO before me this 10 day of November, 1976.

(Seal)

My commission expires:

June 1, 1977

David A. Bennell
Notary Public in and for Dallas County, Texas

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