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GREENVILLE CO. S. C.  
OCT 4 11 07 AM '82  
DONNIE S. TANKERSLEY  
R.M.C.

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MEMORANDUM OF LEASE

This Memorandum of Lease dated as of the 21<sup>st</sup> day of September, 1982, by and between C. P. ENTERPRISES, INC., a South Carolina limited partnership, and Joseph J. Pazdan, individually (herein collectively called "Landlord") and STEAK AND ALE OF COLUMBIA, INC., a Nevada corporation ("Tenant")

WITNESSETH:

Landlord hereby demises and leases to Tenant, and Tenant hereby takes and accepts from Landlord, that certain real property located in the City of Greenville, County of Greenville, State of South Carolina, the same being more particularly described in Exhibit "A" attached hereto (herein called "Premises"), including all improvements situate thereon, TO HAVE AND TO HOLD the same for a primary term of twenty (20) years (commencing as provided in the Lease described hereafter), and at the option of Tenant, for two (2) consecutive renewal terms of five (5) years each, all pursuant and subject to the terms, conditions and stipulations contained in that certain Unsubordinated Ground Lease Agreement dated as of August 5, 1982, by and between Landlord and Tenant, to which reference is made for all purposes and of which it is intended hereby to give notice, together with the non-exclusive right, in common with Landlord and its customers, employees, agents, invitees, successors and assigns, to pass and repass, with or without vehicles, over and across the driveway area located immediately west of and adjacent to the Premises, said driveway area being shown more particularly as the cross-hatched area on Exhibit "B" attached hereto and made a part hereof, for all purposes connected with ingress and egress to and from Haywood Road and the Premises.

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