The terms and conditions hereof shall inure to the benefit of and become binding upon the undersigned parties, their successors and assigns.

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

IN THE PRESENCE OF:

GREENVILLE FOOD SYSTEMS, INC.

BY: _____
Its _____

Lessee

POP PETE'S, INC.

BY: _____
Alexandros Sagris, President

Assignee

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me the undersigned, who on oath states that (s)he saw the within named Greenville Food Systems, Inc., as Lessor and Pop Pete's, Inc., as Assignee, by their duly authorized officers, sign, seal and as their act and deed deliver the foregoing written instrument, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me)
This 13 day of)
February, 1981.)

_____ (L.S.)
Notary Public for South Carolina
My Commission Expires: _____

_____

RECORD: FEB 17 1981 at 1:52 P.M.