

4. As additional security for its performance, the ASSIGNEE, upon executing the within Agreement, has also executed a Security Agreement evidenced by a certain financing statement providing that certain equipment, furniture and fixtures, they being the furniture, fixtures and equipment located in the building as of the date hereof, sold the ASSIGNEE by the TENANT shall be and remain security, not only for the repayment of a certain Promissory Note given the TENANT by the ASSIGNEE, but also for the payment and performance under the within Agreement. Such Security Agreement and Financing Statement shall remain in full force and effect so long as the TENANT and any guarantors have any liability to the LANDLORD under the aforesaid Agreement pursuant to the tenor of the Financing Statement but not otherwise. It is expressly understood by and between the parties, however, that any new or replacement equipment placed in the demised premises shall not be subject to the Security Agreement herein mentioned, and that such Security Agreement applies only to the equipment described in the Bill of Sale of even date herewith.

5. The ASSIGNEE agrees to pay, in timely fashion, all payments, including rents, provided in the aforesaid Agreement, paying the same to the LANDLORD.

6. The ASSIGNEE shall receive any notice as provided for in the aforescribed Lease at the address of:

Farris Road Food Systems, Inc.
c/o Western Steer
P.O. Box 3050, 512 Hwy. 17 S.
Myrtle Beach, S.C. 29577

The LANDLORD at:

Food Center, Inc.
304 North Church Street
Greenville, S.C.

The TENANT shall continue to receive notice as provided at:

Hungry Bull, Inc.
P.O. Box 5005
Spartanburg, South Carolina 29304.

7. The ASSIGNEE accepts the leased premises in their present condition "AS IS", having had an opportunity to inspect the premises.

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