

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH) MEMORANDUM OF LEASE
) AND
) TERMINATION OF LEASE

THIS AGREEMENT made and entered into this 23rd day of Oct., 1995 by and between P & S Investment Partnership, the Lessor, and K & R Cleaners of Winston-Salem, Inc., the Lessee.

WITNESSETH:

WHEREAS, the landlord owns certain property located at 3435 Robinhood Road, Winston-Salem, North Carolina;

WHEREAS, the parties previously entered into a lease dated March 1, 1995 and recorded in Book 1851, Page 92, Forsyth County Registry;

WHEREAS, the parties have entered into a new lease dated October 1, 1995 which replaces the lease dated March 1, 1995;

WHEREAS, the parties desire to terminate the lease dated March 1, 1995 and record this agreement as notice of said termination and as notice and memorandum of the lease dated October 1, 1995.

NOW, THEREFORE, in consideration of the mutual promises of the parties and the lease of the premises, parties do hereby agree as follows:

1. The lease dated March 1, 1995 is hereby terminated and is of no further force and effect.

2. Parties hereby give notice of a new lease between the parties dated October 1, 1995 leasing property known as 3435 Robinhood Road, Winston-Salem, North Carolina and further known and designated as Tax Lot 107, Block 3410 of the Forsyth County Tax Maps. The term of the lease is for a period of ten years beginning October 1, 1995 and said lease contains an option to extend the lease for an additional five years.

3. All other terms and conditions of the lease dated October 1, 1995 are hereby incorporated herein by reference.

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IN WITNESS WHEREOF, parties hereto have caused this agreement to be executed
and the appropriate seals affixed on the day and year first above written.

LESSOR:

P & S INVESTMENT PARTNERSHIP

By:  (SEAL)
William W. Stanaland, III, General Partner

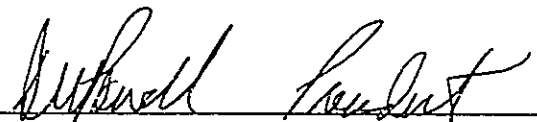
By:  (SEAL)
David W. Powell, II, General Partner


LESSEE:

K & R CLEANERS OF WINSTON-SALEM, INC.

(CORPORATE SEAL)

Attest:

By: 
President


Secretary



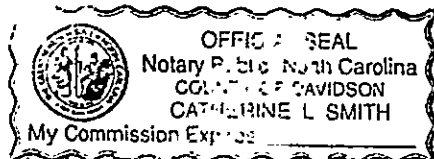
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NORTH CAROLINA)

FORSYTH COUNTY)

I, Catherine L. Smith, a Notary Public for said ^{Davidson} County and State, do hereby certify that William W. Stanaland, III and David W. Powell, II, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 23 day of October, 1995.



Catherine L. Smith
Notary Public

My Commission Expires:

9/29/99

NORTH CAROLINA)

FORSYTH COUNTY)

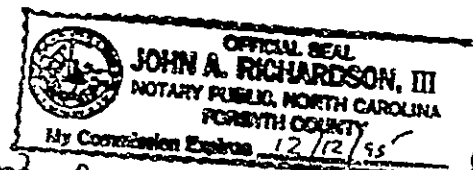
I, John A. Richardson, III, Notary Public for said County and State, certify that Downa B. Powell personally came before me this day and acknowledged that he/she is Secretary of K & R Cleaners of Winston-Salem, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President, David W. Powell, sealed with its corporate seal, and attested by himself/herself as its Secretary, for and on behalf of said corporation.

Witness my hand and official seal, this the 23 day of October, 1995.

John A. Richardson
Notary Public

My Commission Expires:

12/12/95



PREPARED
REGISTRATION
AND RECORDED

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Catherine L. Smith, NP, Davidson
County, NC and John A. Richardson, III (where the name and official title of the officer signing the certificate passed upon)
is (are) certified to be correct. This the 8 day of NOV 19 95

John Holleman, Register of Deeds

By Hoda Green Deputy Assistant

Probate and Filing Fee \$ _____ paid