

MEMORANDUM OF OPTION AGREEMENT

VOL 1217 PAGE 402

This Memorandum of Option Agreement (hereafter called the Memorandum) made and entered into this 1st day of July, 1984, by and between King's Hawaiian Bakery West, Inc., a California corporation and Robert R. Taira and Tsuneko Taira (hereinafter collectively called "Seller") and Kitchens of Sara Lee, Inc., a Delaware corporation (hereinafter called "Buyer").

W I T N E S S E T H :

WHEREAS, Seller owns that certain parcel of real property, together with improvements thereon and appurtenances thereto, located in the City of Greenville, Greenville County, South Carolina, commonly known as 801 Piedmont Highway 20 and more particularly described on the attached Exhibit A which is incorporated herein by reference (hereinafter called the "Premises"); and

WHEREAS, Seller owns certain machinery, equipment, furniture, fixtures and other items of personal property used in the conduct of a bakery business located on the Premises and more particularly described on the attached Exhibit B which is incorporated herein by reference (hereinafter called the "Equipment"); and

WHEREAS, Seller and Buyer have executed that certain Option Agreement (hereinafter called the "Agreement") made and entered into the 1st day of July, 1984, by and between King's Hawaiian Bakery West, Inc., a California corporation and Robert R. Taira and Tsuneko Taira (hereinafter collectively called "Seller") and Kitchens of Sara Lee, Inc., a Delaware corporation (hereinafter called "Buyer").

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