

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

Return To: Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan L.L.P.
(FCB), P.O. Box 2611,
Raleigh, NC 27602

TERMINATION OF LEASE

This Lease Termination Agreement (this "Agreement") is made and entered into as of this 11th day of May, 2006, by and between **GREENSPRINGS ASSOCIATES, INC.**, an Alabama corporation ("Greensprings") and **SHOP-A-SNAK FOOD MART, INC.**, a Delaware corporation ("Shop-A-Snak").

WITNESSETH:

WHEREAS, Greensprings, as lessor, and Shop-A-Snak, as lessee, are parties to those certain leases listed on the attached Exhibit A (the "Leases"); and

WHEREAS, the parties hereto desire that the Leases be cancelled and terminated as of the date hereof, upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. Upon execution of this Agreement by the parties hereto, the Leases shall be and hereby are terminated and rendered null, void and of no further force or effect.
2. Upon the execution of this Agreement the parties hereby remise, release and forever discharge each other, their respective subsidiaries, affiliates, executors, officers, directors, shareholders, members, managers, agents, representatives, administrators, successors and assigns of and from any and all causes of action, damages, liabilities and demands arising out of the Leases or the use and occupancy of the premises by Shop-A-Snak.
3. This Agreement may be executed in several counter-parts, each of which shall be deemed an original and all such counterparts together shall constitute one and the same instrument.

(Signature Pages Follow)



20060814000395690 2/4 \$20.00
Shelby Cnty Judge of Probate, AL
08/14/2006 04:21:32PM FILED/CERT

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed for and in their corporate names by their duly authorized officers as of the date first hereinabove set forth.

GREENSPRINGS ASSOCIATES, INC.

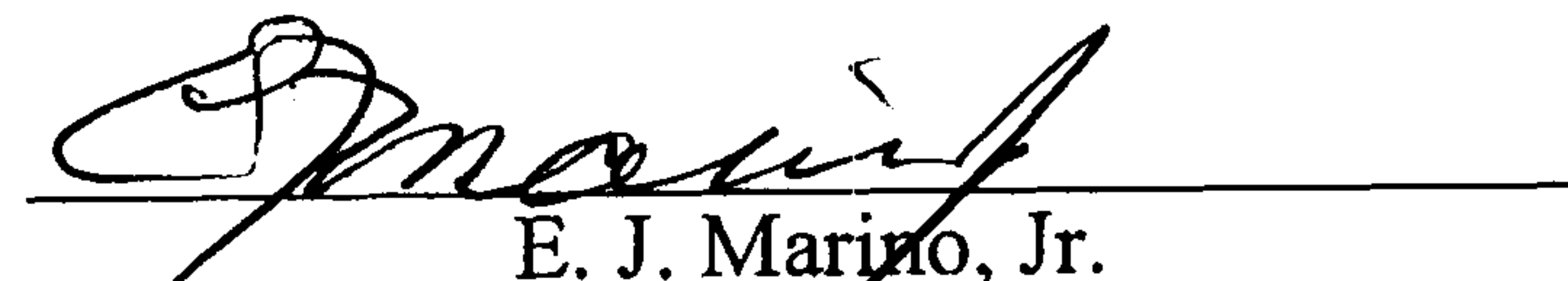
By



E. J. Marino, Jr.
Its Vice President

SHOP-A-SNAK FOOD MART, INC.

By



E. J. Marino, Jr.
Its President

STATE OF North Carolina)
Wake COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that E. J. Marino, Jr., whose name as Vice President of Greensprings Associates, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 11th day of May, 2006.

Kathy L. Barden
Notary Public

[NOTARIAL SEAL]

KATHY L. BARDEN
NOTARY PUBLIC
WAKE COUNTY, NC

My commission expires: 4/4/11

STATE OF North Carolina)
Wake COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that E. J. Marino, Jr., whose name as President of Shop-A-Snak Food Mart, Inc., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 11th day of May, 2006.

Kathy L. Barden
Notary Public

[NOTARIAL SEAL]

KATHY L. BARDEN
NOTARY PUBLIC
WAKE COUNTY, NC

My commission expires: 4/4/11



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Exhibit A
Leases

1. Commercial Lease, dated August 1, 1998, for premises at 580 14th Street South, Bessemer, Alabama 35020 (Store #2)
2. Commercial Lease, dated August 1, 1998, for premises at 301 Robert Jemison Road, Birmingham, Alabama 35209 (Store #7)
3. Commercial Lease, dated August 1, 1998, for premises at 2090 Highway 280 N.W., Chelsea, Alabama 35147 (Store #9)
4. Commercial Lease, dated October 1, 1998, for premises at Highway 119 South, Alabaster, Alabama 35007 (Store #10)
5. Commercial Lease, dated August 1, 1998, for premises at 1625 N. Chandalar Drive, Pelham, Alabama 35124 (Store #20)
6. Commercial Lease, dated August 1, 1998, for premises at 1107 Townhouse Road, Helena, Alabama 35080 (Store #21)
7. Commercial Lease, dated August 1, 1998, for premises at 9401 Parkway East, Birmingham, Alabama 35215 (Store #33)
8. Commercial Lease, dated August 1, 1998, amended effective May 1, 2002 and February 1, 2003, for premises at 613 Highway 78 East, Jasper, Alabama 35501 (Store #37)
9. Commercial Lease, dated April 1, 2004, for premises at 146 Resource Center Parkway, Birmingham, Alabama 35242 (corporate office)