

MEMORANDUM OF LEASE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; that, on September 7, 2006 a Ground Lease (the Lease) was entered into between Prickett Partners, LLLP (Landlord), and JFC Sweets, LLC as Assignee of Meadowlark, Inc. (Tenant).

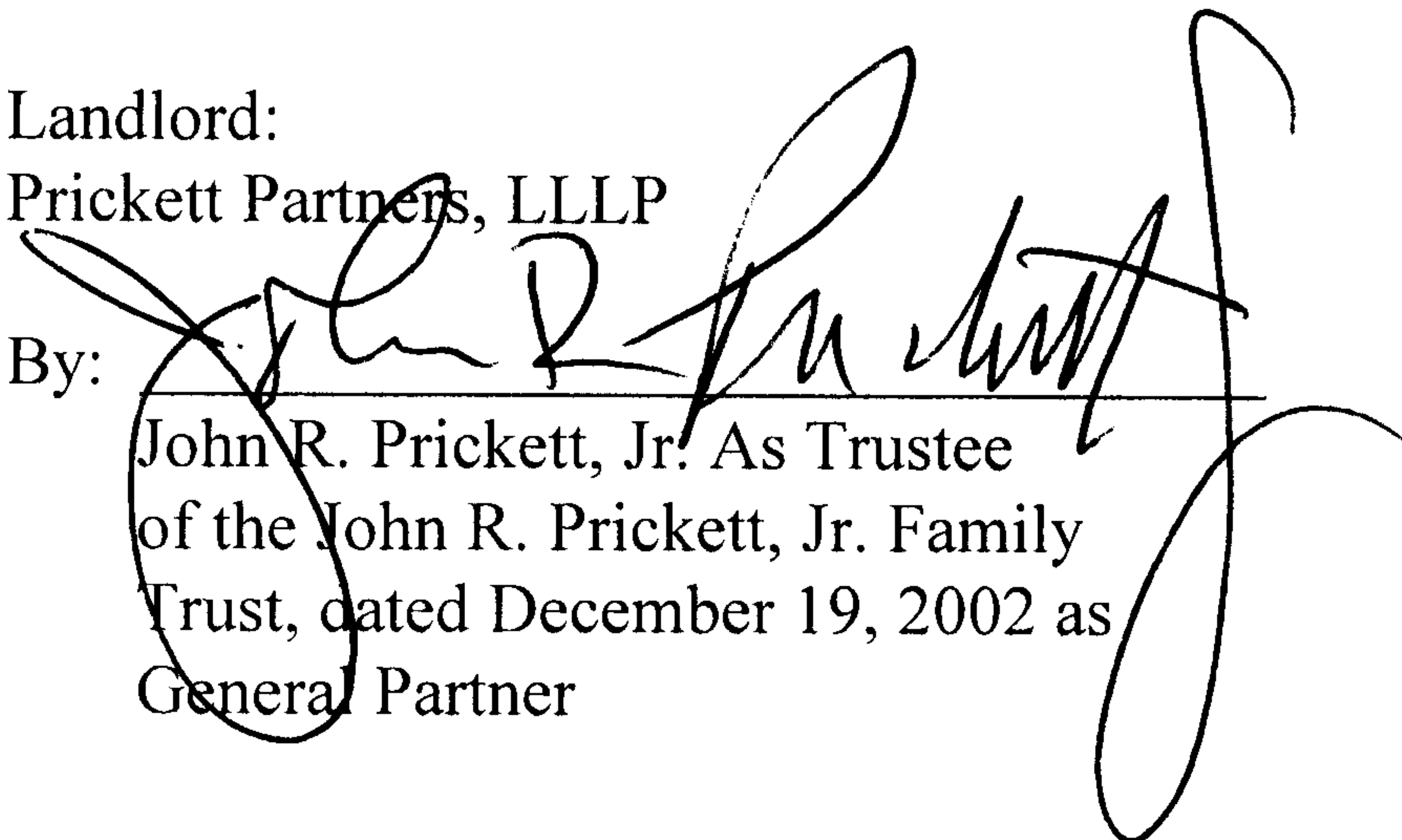
This Memorandum of Lease is presented for recording and the following information is provided:

1. The name of the Landlord is Prickett Partners, LLLP .
2. The name of the Tenant is JFC Sweets, LLC.
3. The address of the premises demised to Tenant is described as 33,675 rentable square feet of land located in Colonial Promenade, Alabaster, Alabama. The legal description for the real property which is the demised premises is described on Exhibit A attached hereto and incorporated by reference herein.
4. The Lease is dated September 7, 2006. The term of the lease begins on March 1, 2007 and the initial term thereof is for twenty years. Tenant has four renewal options, each renewal option being five years in length. The first renewal option begins on March 1, 2027 and the last renewal option, if all options are exercised, ends on February 28, 2047.

This Memorandum of Lease is executed as of the 22nd day of November, 2006 by the undersigned.


Landlord:
Prickett Partners, LLLP

By:


John R. Prickett, Jr. As Trustee
of the John R. Prickett, Jr. Family
Trust, dated December 19, 2002 as
General Partner

Tenant:
JFC Sweets, LLC

By:


Thomas C. Cairns
Its: Authorized Member and Manager

Shelby County, AL 12/15/2006
State of Alabama

Deed Tax: \$1117.00

(Notaries on following page)

STATE OF FLORIDA)
COUNTY OF LAKE)

LLP ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John R. Prickett, Jr. as Trustee of the John R. Prickett, Jr. Family Trust, dated Signature December 19, 2002, as General Partner of Prickett Partners, LLLP, whose name 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 this instrument, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2006.

William G. Peacock



Notary Public

My Commission Expires: _____

STATE OF ALABAMA
COUNTY)
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LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Thomas C. Cairns as Authorized Member and Manager of JFC Sweets, LLC, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 22nd day of November, 2006.

Thomas C. Cairns

Notary Public

My Commission Expires: 12/14/2008