

Document prepared by,
Recording requested by &
after recording return to:
NPC International, Inc.
Attn: Lease Administrator
720 West 20th Street
Pittsburg, KS 66762
(620) 231-3390 ext. 245

MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into as of the 28th day of April, 2008, by and between Realty Income Corporation, a Maryland Corporation ("**Landlord**") and NPC INTERNATIONAL, INC., a Kansas Corporation ("**Tenant**") who agree as follows:

1. Landlord leases to Tenant and Tenant leases from Landlord that certain real property, together with all the improvements thereon and appurtenances thereunto belonging (the "**Premises**"), which legal description is attached hereto and incorporated herein as Exhibit "A", commonly known as:

PIZZA HUT #1102
1085 US HIGHWAY 31 SOUTH
ALABASTER, AL

for a term of TEN, (10) YEARS, commencing on 9/14/2006, and expiring due to the Lease, Lease extensions and/or options on 9/30/2016. Tenant has 4-5 Year options to extend the term of the Lease as more particularly set forth in the Lease.

2. Notice is hereby given that Landlord shall not be liable for any labor, services, or materials furnished or to be furnished to Tenant, or to anyone holding any of the Premises through or under Tenant, and that no mechanic's or other liens for any such labor, services or materials shall attach to or affect the interest of Landlord in and to any of the Premises.
3. This Memorandum of Lease is prepared for the purpose of recordation and does not modify the provisions of the lease dated 9/14/2006, as amended and/or supplemented and entered into by and between Landlord and Tenant (the "**Lease**"). The Lease is incorporated herein by reference. If there are any conflicts between the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail.

(Signatures Appear on the Following Pages)

(Landlord's Signature Page)

20080603000223920 2/5 \$619.00
Shelby Cnty Judge of Probate, AL
06/03/2008 12:21:28PM FILED/CERT

Signed, sealed and delivered
in the presence of:

Witnesses:

Gail Ferrell
First Witness

Gail Ferrell
Printed Name of First Witness

Stacy Neville
Second Witness

Stacy Neville
Printed Name of Second Witness

LANDLORD:

Realty Income Corporation

By: Michael R Pfeiffer Michael R Pfeiffer
Name: _____ Executive Vice President
Title: _____ General Counsel

Address: 600 LaTerraza Boulevard
Escondido, CA 92025

Notary Acknowledgment

STATE OF CALIFORNIA)

COUNTY OF _____)

On this ____ day of March, 2008, before me, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appear within the instrument and acknowledged to me that he/she has executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public: _____ (Seal)

SEE ATTACHED

(ACKNOWLEDGMENT)

20080603000223920 3/5 \$619.00
Shelby Cnty Judge of Probate, AL
06/03/2008 12:21:28PM FILED/CERT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

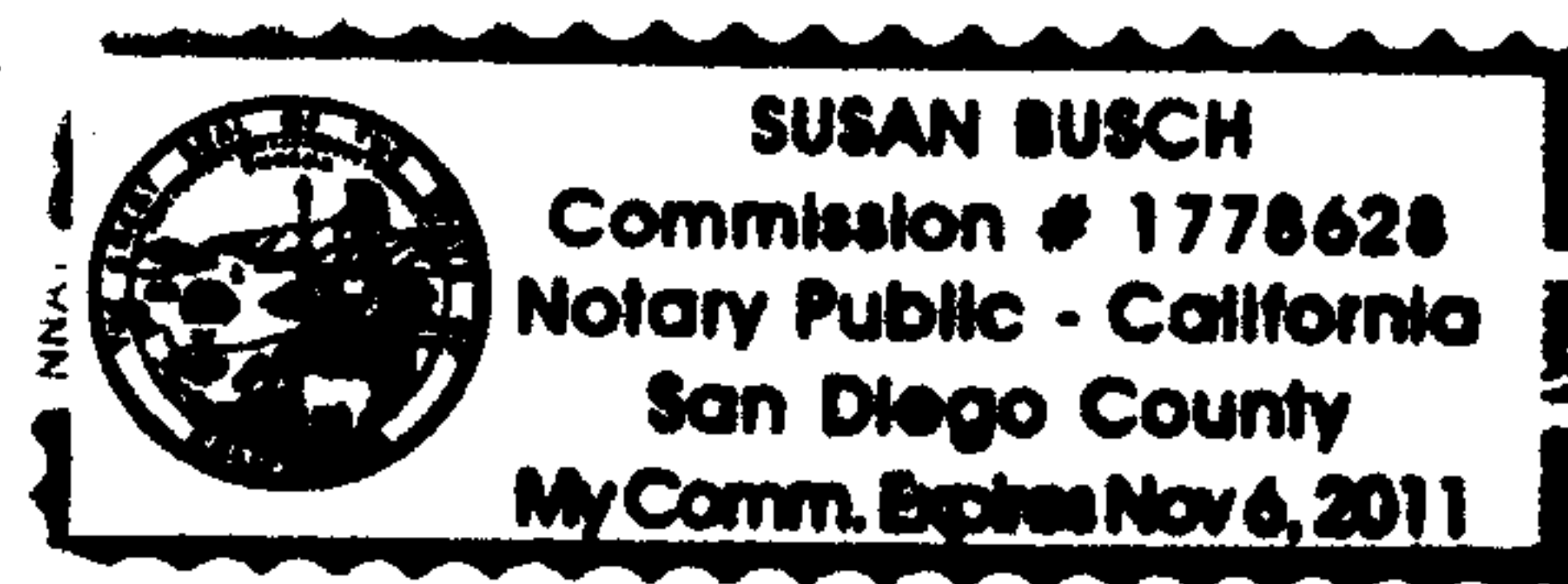
On April 28, 2008 before me, Susan Busch, Notary Public, personally appeared Michael R. Pfeiffer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Busch
Signature of Notary Public

(Notary Seal)



(Tenant's Signature Page)

20080603000223920 4/5 \$619.00
Shelby Cnty Judge of Probate, AL
06/03/2008 12:21:28PM FILED/CERT

Signed, sealed and delivered
in the presence of:

Witnesses:

Donna A. Rickman
First Witness

Donna A. Rickman
Printed Name of First Witness

Gayla M. Fox
Second Witness

Gayla M. Fox
Printed Name of Second Witness

TENANT:

NPC INTERNATIONAL, INC.,
a Kansas Corporation

By: Susan Dechant
Name: Susan Dechant
Title: Vice President & CAO

Address 720 West 20th Street
Pittsburg, Kansas 66762

Notary Acknowledgment

STATE OF KANSAS)

COUNTY OF CRAWFORD)

On this 25th day of March, 2008, before me, personally appeared Susan Dechant, personally known to me to be the person(s) whose name(s) appear within the instrument and acknowledged to me that she has executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public: E. Marendia Ortiz (Seal)

EXHIBIT "A"

Real property in the City of Alabaster, County of Shelby, State of Alabama, described as follows:

A portion of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East along the South line of said Southwest quarter of Southwest quarter a distance of 130.60 feet to a rebar on the Westerly right of way line of U.S. Highway 31 South (200 foot right of way); thence North 14 degrees 31 minutes 00 seconds East along said right of way line a distance of 675.00 feet to a nail in curb marking the Southeast corner and Point of Beginning of the following described parcel; thence North 75 degrees 29 minutes 00 seconds West a distance of 210.00 feet to a rebar; thence North 14 degrees 31 minutes 00 seconds East a distance of 100.00 feet to a rebar; thence South 75 degrees 29 minutes 00 seconds East a distance of 210.00 feet to a rebar on said Westerly right of way line; thence South 14 degrees 31 minutes 00 seconds West along said right of way line a distance of 100.00 feet to the Point of Beginning.

Situated in Shelby County, Alabama.