

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is made and entered into effective the 28th day of October, 2016, by and between **Birmingham Realty Company, an Alabama corporation** ("Landlord"), having a mailing address of 27 Inverness Center Parkway, Birmingham, Alabama 35242, and **Ajlofoods, Inc., an Alabama corporation, d/b/a Full Moon BBQ** ("Tenant") having an address at P. O. Box 361747, Hoover, AL 35236.

WITNESSETH:

WHEREAS, Landlord and Tenant have entered into a certain lease agreement effective as of October 28, 2016, which is incorporated herein by reference as if appearing in full (the "Lease"); and

WHEREAS, Landlord has leased to Tenant certain Premises (as defined in the Lease) located at 2252 Pelham Parkway, Pelham, Alabama 35124 and more particularly shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Premises are part of that certain Oak Mountain Marketplace Shopping Center more particularly described in Exhibit "B" attached hereto; and

WHEREAS, the parties wish to provide record notice of certain of the terms and conditions of the Lease.

NOW, THEREFORE, Landlord and Tenant do hereby state the following:

1. Landlord. The name and address of Landlord are as follows:

Birmingham Realty Company
c/o The Barber Companies, Inc.
27 Inverness Center Parkway
Birmingham, AL 35242

2. Tenant. The name and address of Tenant are as follows:

Ajlofoods, Inc.
P. O. Box 361747
Hoover, AL 35236

3. Term. The term of the Lease shall consist of the following:

(a) Initial Period. An initial period of seven (7) years and five (5) months beginning on the Possession Date (November 1, 2016) and ending March 31, 2024; and

(b) Extension Periods. Tenant may, at its option, extend the term beyond the initial period for three (3) successive periods of five (5) years each.

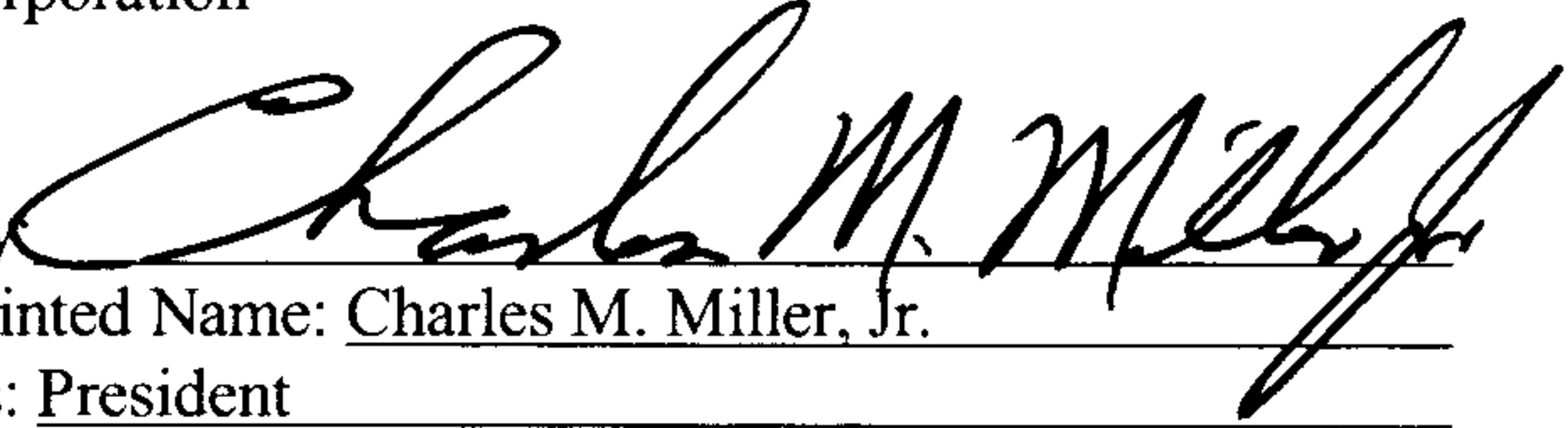
4. Binding Effect. The Lease and this Memorandum shall inure to the benefit of and shall be binding upon the Landlord, its successors and assigns, and upon the Tenant and its permitted successors and assigns.

5. Conflict. In the event of a conflict between the terms and provisions of this Memorandum and the Lease, the Lease shall govern and control.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LANDLORD:


BIRMINGHAM REALTY COMPANY, an Alabama corporation


By: 
Printed Name: Charles M. Miller, Jr.
Its: President

Date: 10-28-16

STATE OF ALABAMA)
SHELBY COUNTY)

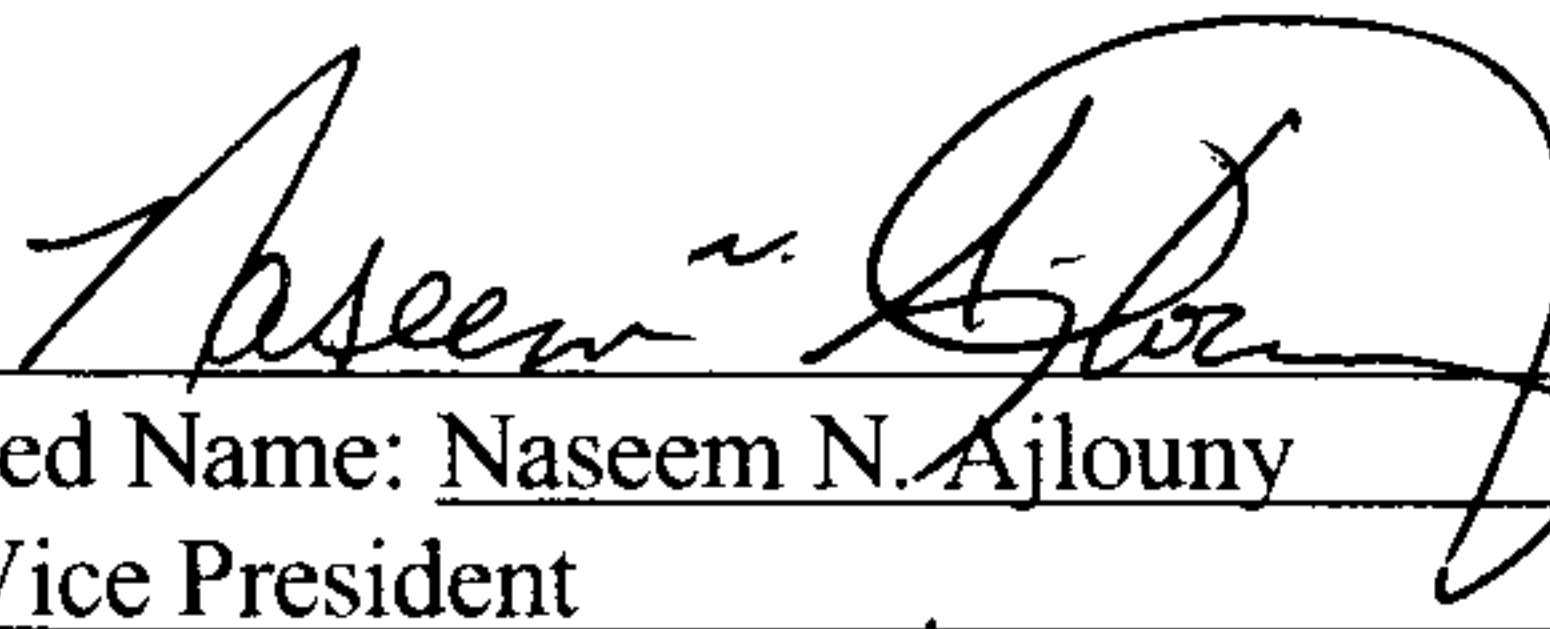
I, Jan I. Peebles, a Notary Public in and for said County in said State, hereby certify that **Charles M. Miller, Jr.**, whose name as **President**, of **BIRMINGHAM REALTY COMPANY**, an Alabama corporation, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this 28th day of October, 2016.


Notary Public
Jan I. Peebles
Printed Name
My Commission Expires: 1-18-2020


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TENANT:

AJLOFOODS, INC., an Alabama corporation, d/b/a FULL MOON BBQ

By: 
Printed Name: Naseem N. Ajlouny
Its: Vice President

Date: 10/25/16

STATE OF Alabama)
Jefferson COUNTY)

I, Joseph T. Ritchey, a Notary Public in and for said County in said State, hereby certify that **Naseem N. Ajlouny**, whose name as **Vice President**, of **AJLOFOODS, INC.**, an Alabama corporation, d/b/a **FULL MOON BBQ**, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this 25th day of October, 2016.

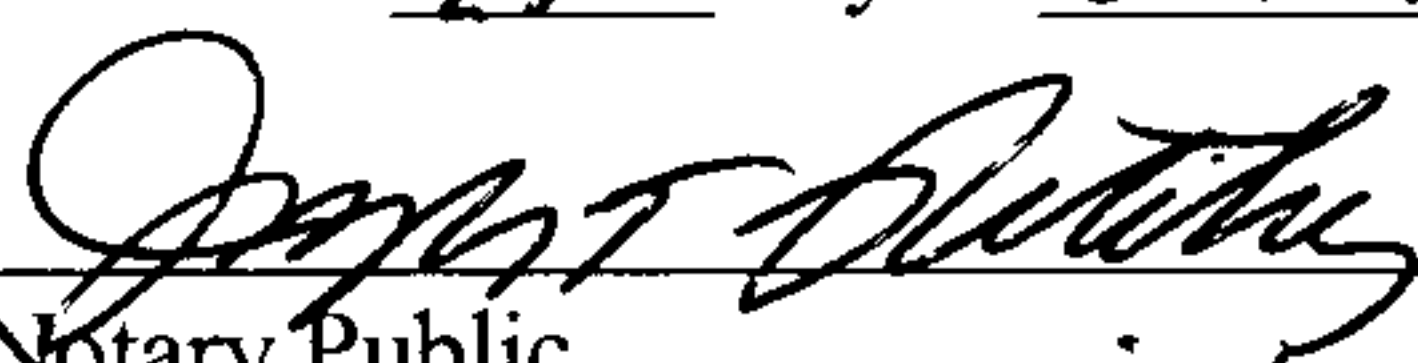
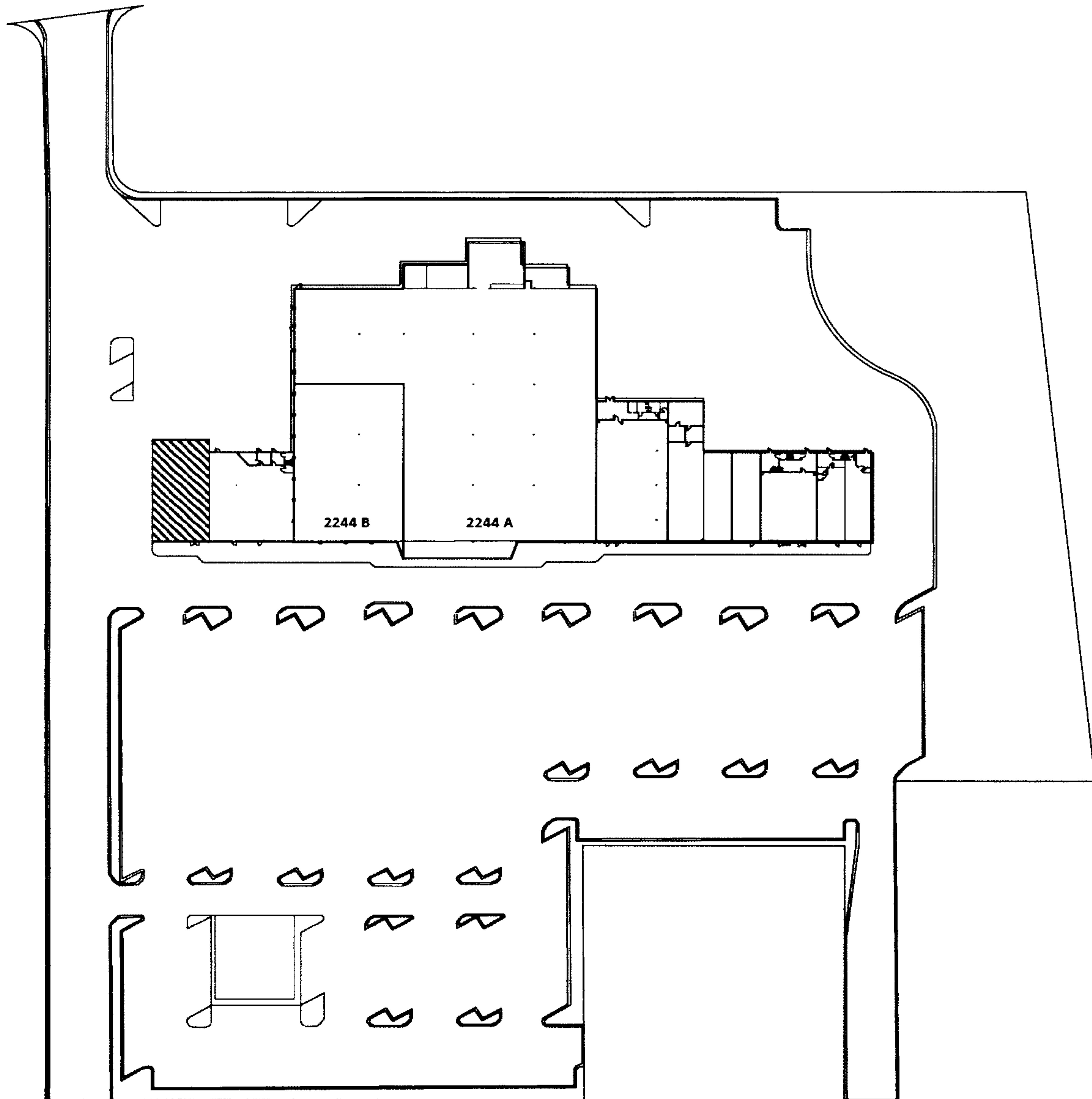
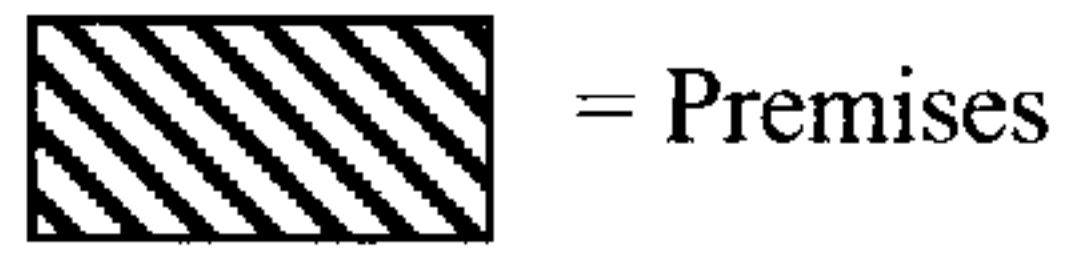

Notary Public
Joseph T. Ritchey
Printed Name
My Commission Expires: 05-14-2017

EXHIBIT "A"
TO MEMORANDUM OF LEASE

SITE PLAN



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EXHIBIT "B"
TO MEMORANDUM OF LEASE

LEGAL DESCRIPTION

Lot 1, Oak Mountain Commerce Place, as recorded in Map Book 18, Page 58, Instrument #1994-11733



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