


This instrument was prepared by
and after recording return to:
Walter W. Hays, Jr.
Fortson, Bentley and Griffin, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606
(706) 548-1151


20200410000140590 1/6 \$37.00
Shelby Cnty Judge of Probate, AL
04/10/2020 10:20:02 AM FILED/CERT

OPTION ASSIGNMENT OF LEASE

This Option Assignment of Lease (this "Assignment") is made and entered into this 31 day of March 2020 by and among **FOWL PLAY HOLDINGS, LLC**, an Alabama limited liability company ("Landlord"), **CHICKEN SCRATCH AT CALERA, INC.**, an Alabama corporation ("Assignor"), and **ZAXBY'S FRANCHISING LLC**, a Georgia limited liability company ("ZFL"); and

In consideration of the mutual promises and covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party hereto, the parties agree as follows:

1. The Assignor hereby assigns, transfers and sets over unto ZFL all of Assignor's right, title and interest as tenant in, to and under that certain lease agreement dated August 1, 2009, as amended by Addendum to Lease dated December 14, 2009 and Rider to Lease Agreement dated March 31, 2020, between Landlord and Assignor, as amended (with ZFL's consent) (collectively, the "Lease"), for certain real property located in Shelby County, Alabama and more particularly described on the attached **Exhibit A** (the "Premises"). This Assignment is for collateral purposes only and except as specified herein, ZFL shall have no liability or obligation of any kind whatsoever arising from or in connection with this Assignment unless ZFL shall exercise its rights by providing the ZFL Notice (as defined herein).

2. Assignor represents and warrants to ZFL that it has full power and authority to so assign the Lease and its interest therein and Assignor has not previously assigned or transferred, and is not obligated to assign or transfer, the Lease or any of its interest in the Lease or the Premises.

3. In the event (i) of any default by Assignor under the Lease which remains uncured after expiration of any applicable cure period; or (ii) that certain License Agreement dated March 31, 2020, as amended by First Amendment to License Agreement dated March 31, 2020 and Addendum Relating to Zaxby's Franchising LLC License Agreement dated March 31, 2020 between ZFL and

Assignor, including all amendments and renewals thereof (collectively the "License Agreement"), for a Zaxby's® restaurant to be located at Premises should, for any reason, be terminated or expire, ZFL shall have the right for a period of thirty (30) days after the event in (i) or (ii) herein to exercise its rights pursuant to this Assignment by providing written notice to Landlord and Assignor ("ZFL Notice"). If ZFL exercises its rights by providing the ZFL Notice: (a) ZFL shall thereupon become tenant under the Lease with all rights and obligations of tenant commencing upon, first accruing and effective from and after the date of the ZFL Notice; (b) ZFL shall have the right to take possession of the Premises, expel Assignor therefrom without being guilty of trespass, forcible entry or detainer, or other tort; (c) Assignor shall have no further right, title or interest in the Lease or the Premises; and (d) Assignor shall peaceably and promptly vacate the Premises and (subject to ZFL's right to acquire any such property pursuant to the License Agreement) remove its personal property therefrom and any property not removed or otherwise disposed of by the Assignor shall be deemed abandoned. Nothing in this Assignment shall restrict, limit, terminate, waive or otherwise affect Landlord's rights against Assignor.

4. In no event shall ZFL be or become liable for any liability or obligation of Assignor accruing or applicable to the period prior to the date of the ZFL Notice. All rents and other obligations under the Lease shall be prorated as of the date of the ZFL Notice. ZFL shall have no liability or obligation to the Landlord under the Lease unless and until it exercises its right by providing the ZFL Notice.

5. Assignor agrees it will not allow or permit any surrender, termination, amendment or modification of the Lease without the prior written consent of ZFL. Through the term of the License Agreement and any renewals thereof, Assignor agrees that it shall elect and exercise all options to extend the term of or renew the Lease not less than thirty (30) days prior to the last day that such option must be exercised, unless ZFL otherwise agrees in writing. Upon failure of ZFL to otherwise agree in writing, and upon failure of Assignor to so extend or renew the Lease as stated herein, Assignor hereby appoints ZFL as its true and lawful attorney-in fact to exercise such extension or renewal options in the name, place and stead of Assignor for the sole purpose of effecting such extension or renewal.

6. Anything herein to the contrary notwithstanding, and without waiving any rights ZFL may have under the License Agreement, in the event Assignor acquires fee simple title to the Premises during the term or any extension of the Lease, Assignor shall enter into an option agreement with ZFL (utilizing ZFL's then current form) granting ZFL the right to lease the Premises on the same terms as the Lease in the event Assignor ceases to own the Premises or the License Agreement should for any reason be terminated or expire.

7. Landlord consents to this Assignment and agrees to recognize ZFL as tenant under the Lease upon exercising the rights in favor of ZFL as set forth in this Assignment and in the Lease.

8. All notices (including the ZFL Notice) shall be deemed sufficient and properly given in writing (except as otherwise expressly provided herein) if delivered by one of the following methods: (i) by personal delivery or by a reputable delivery service at the street address specified below, or (ii) by first-class, registered or certified mail, postage prepaid, to the post office box specified below or to the street address if no post office box is given. The hand delivery address and mailing address for receipt of notice or other documents by such parties are as follows:

If to Landlord: Fowl Play Holdings, LLC
4228 Caldwell Mill Road
Mountain Brook, Alabama 35243
Attention: Members

If to Assignor: Chicken Scratch at Calera, Inc.
2908 Pump House Road, Suite 150
Mountain Brook, Alabama 35243
Attention: President

If to ZFL: Zaxby's Franchising LLC
1040 Founder's Boulevard, Suite 100
Athens, Georgia 30606
Attention: CEO

Any of the above-mentioned parties may, by like notice, designate any further or different addresses to which subsequent notices shall be sent. Any notice hereunder signed on behalf of the notifying party by its identified attorney at law shall be valid and effective to the same extent as if signed by such party. Any notice or other communications shall be deemed delivered when actually delivered to the address of the party to whom directed or, if sent by mail, three (3) days after such notice or document is deposited in the United States mail, as provided above.

9. Time is of the essence.

10. This Assignment shall inure to the benefit of and be binding upon their respective heirs, successors, representatives and permitted assigns.

11. This Assignment shall be governed by, and construed in accordance with the laws of the state in which the Premises are located.

IN WITNESS WHEREOF, the parties hereto have duly executed, sealed and delivered this Assignment on the day and year first above written.

LANDLORD:
FOWL PLAY HOLDINGS, LLC

By: _____ [SEAL]
Name: Courtney H. Mason, Jr.
Title: Member


STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Member of Fowl Play Holdings, LLC, an Alabama limited liability company, 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 Member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity aforesaid.

Given under my hand and official seal, this the 23 day of January, 2020.

Kayla Elizabeth Smith
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 7-1-2020

Kayla Elizabeth Smith
Notary Public
My Commission Expires: 07/01/2020


20200410000140590 3/6 \$37.00
Shelby Cnty Judge of Probate, AL
04/10/2020 10:20:02 AM FILED/CERT

By: [Signature] [SEAL]
Name: Russell H. Pate
Title: Member

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Russell H. Pate, whose name as Member of Fowl Play Holdings, LLC, an Alabama limited liability company, 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 Member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity aforesaid.

Given under my hand and official seal, this the 23 day of January, 2020.

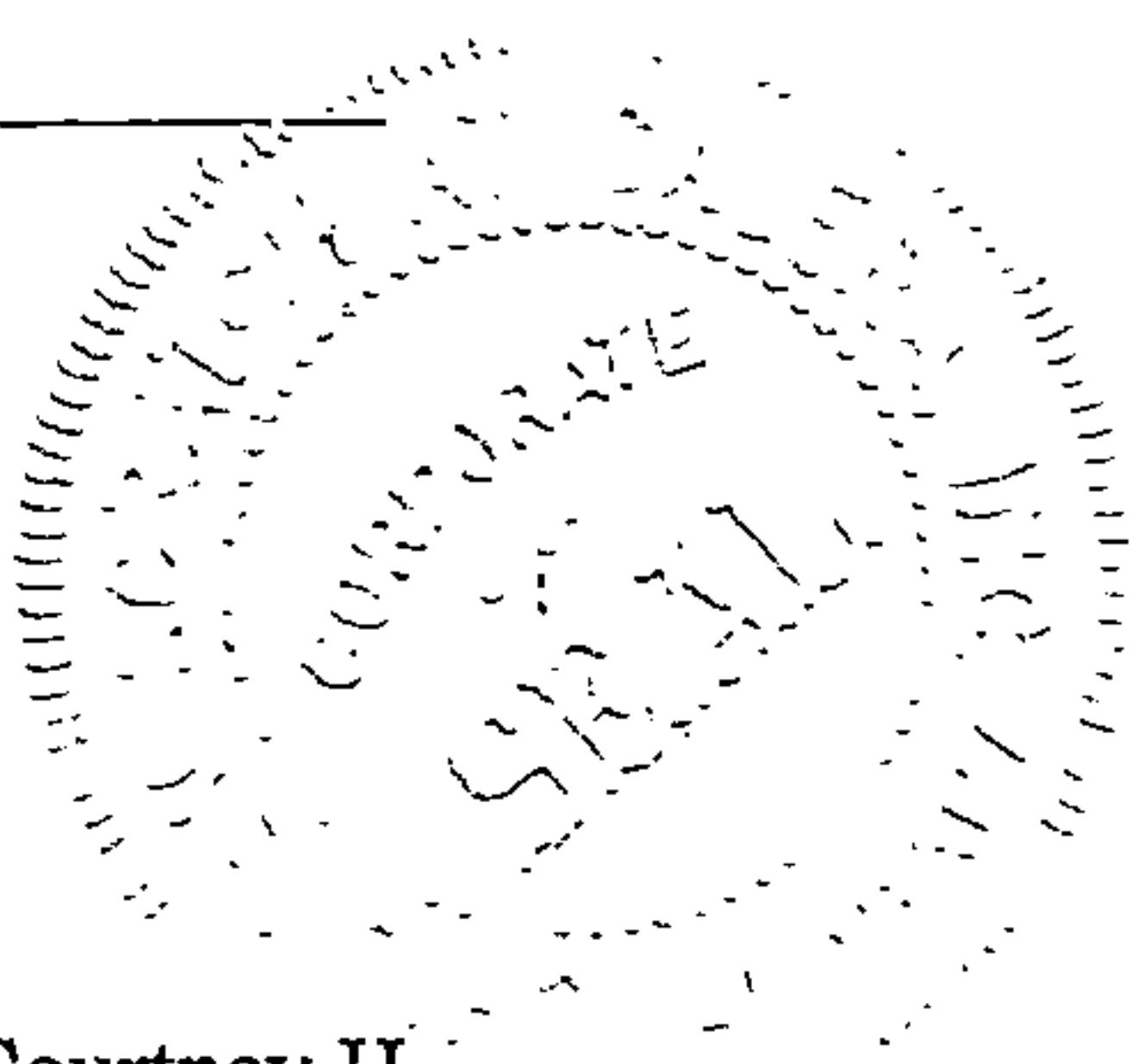
Kayla Elizabeth Smith
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 7-1-2020

[Signature]
Notary Public
My Commission Expires: 07/01/2020

ASSIGNOR:
CHICKEN SCRATCH AT CALERA, INC.

By: [Signature]
Name: Courtney H. Mason, Jr.
Title: President

[CORPORATE SEAL]



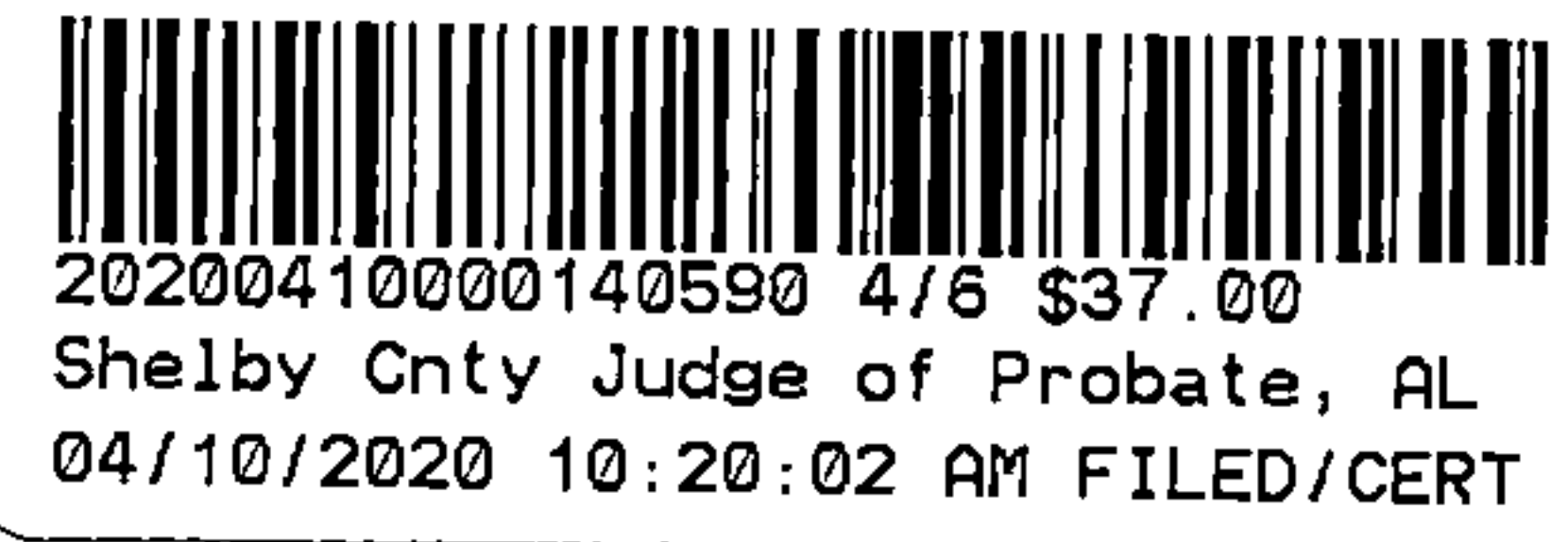
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as President of Chicken Scratch at Calera, 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 President, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity aforesaid.

Given under my hand and official seal, this the 23 day of January, 2020.

Kayla Elizabeth Smith
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 7-1-2020

[Signature]
Notary Public
My Commission Expires: 07/01/2020



ZFL:
ZAXBY'S FRANCHISING LLC

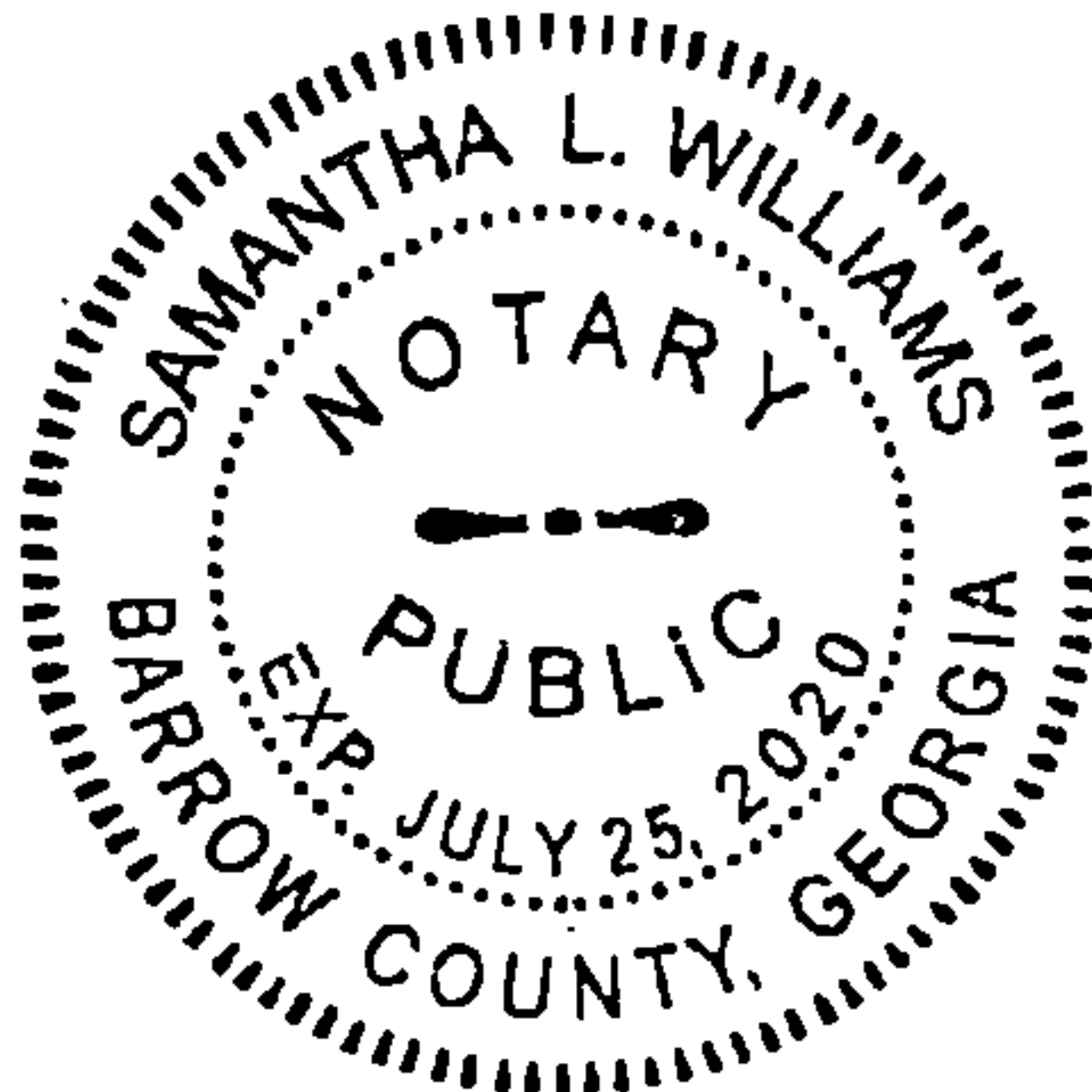
By: _____ [SEAL]
Name: Amy C. Pritchett
Title: Vice President of Franchise Development

STATE OF GA
COUNTY OF Oconee

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy C. Pritchett, whose name as Vice President of Franchise Development of Zaxby's Franchising LLC, a Georgia limited liability company, 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, she, as such Vice President of Franchise Development, and with full authority, executed the same voluntarily, as an act of said company, acting in her capacity aforesaid.

Given under my hand and official seal, this the 31 day of March, 2020.

[Signature]
Notary Public
My Commission Expires: 7/25/20



20200410000140590 5/6 \$37.00
Shelby Cnty Judge of Probate, AL
04/10/2020 10:20:02 AM FILED/CERT

EXHIBIT A
TO OPTION ASSIGNMENT OF LEASE
LEGAL DESCRIPTION OF THE PREMISES

Lot 2-A according to a Resurvey of Lot 2 and Lot 6 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, recorded in Map Book 41, Page 57 in the Office of the Judge of Probate Office of Shelby County, Alabama.



20200410000140590 6/6 \$37.00
Shelby Cnty Judge of Probate, AL
04/10/2020 10:20:02 AM FILED/CERT