

P Book 84 Pg 210

STATE MS.-DE SOTO CO.
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PREPARED BY AND WHEN RECORDED MAIL TO:

Brunini, Grantham, Grower & Hewes, PLLC
P. O. Drawer 119
Jackson, Mississippi 39205
(601) 948-3101

BK 84 PG 210
W.E. DAVID CH. CLK.

INDEXING INSTRUCTIONS:

NE 1/4 of Section 36, T1S, R8W

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between Goodman Road/I-55 Development Company, an Arkansas limited liability company, hereinafter called LANDLORD (whether one or more) of 2200 N. Rodney Parham, Little Rock, AR 72212 and J & R Restaurant Group, Inc., a Mississippi corporation, hereinafter called TENANT, of 4500 I-55 North, Suite 202, Jackson, MS 39236 upon the following terms:

Date of Lease: December 20, 1999

Description of Premises: That portion of the South Lake Centre Shopping Center (which shopping center is legally described on Exhibit "A") which is shown on the Site Plan attached hereto as Exhibit "B", together with all easements in appurtenance thereto granted in the Lease.

Date of Commencement: The Initial Term of the Lease shall commence on the earlier of (a) one hundred twenty (120) days after TENANT's receipt of its Permits and Approvals, or (b) the date that TENANT first opens for business to the general public,

Initial Term: Ten years.

Renewal Option(s): 4-5 year renewal options.

TENANT Exclusive: So long as Tenant operates a full-service restaurant on the Premises, Landlord will not permit any other tenant of the Shopping Center to operate a family-style table service restaurant or any facility utilizing an on-premises alcoholic beverage license.

The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. In the event of any conflict between the Lease and this Memorandum, the terms of the Lease shall control.

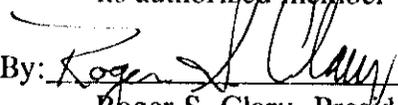
IN WITNESS WHEREOF the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

LANDLORD:

Goodman Road/I-55 Development Company

By: South Lake Centre, LLC
its administrator

By: Clary Development corporation
its authorized member

By: 
Roger S. Clary, President

TENANT:

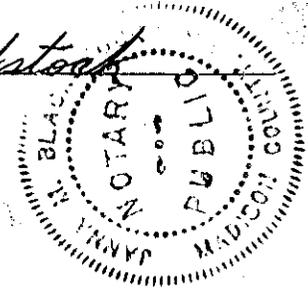
J & R Restaurant Group, Inc.

By: 
Name: Steve Grantham
Title: Owner

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of December, 1999, within my jurisdiction, the within named Steve Dunham, who acknowledged that he is president of J & R Restaurant Group, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

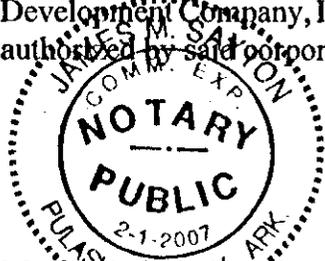
James M. Blackstock
Notary Public



My Commission Expires:
My Commission Expires on June 29, 2003

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of December, 1999, within my jurisdiction, the within named Roger S. Clary, who acknowledged to me that he is president of Clary Development Corporation, an ARKANSAS corporation and an authorized member of South Lake Centre, LLC, an ARKANSAS limited liability company and Administrator of Goodman Road/I-55 Development Company, LLC, an ARKANSAS limited liability company, and that for and on behalf of Clary Development Corporation as member of South Lake Centre, LLC as Administrator, of Goodman Road /I-55 Development Company, LLC, and for and on behalf of South Lake Centre as Administrator of Goodman Road/I-55 Development Company, and for and on behalf of Goodman Road/I-55 Development Company, LLC, and as the act and deed of Goodman Road/I-55 Development Company, LLC, he executed the above and foregoing instrument, after first being duly authorized by said corporations and limited liability companies so to do.



James M. Sauter
Notary Public

My Commission Expires:
2-1-07

EXHIBIT A**LEGAL DESCRIPTION**

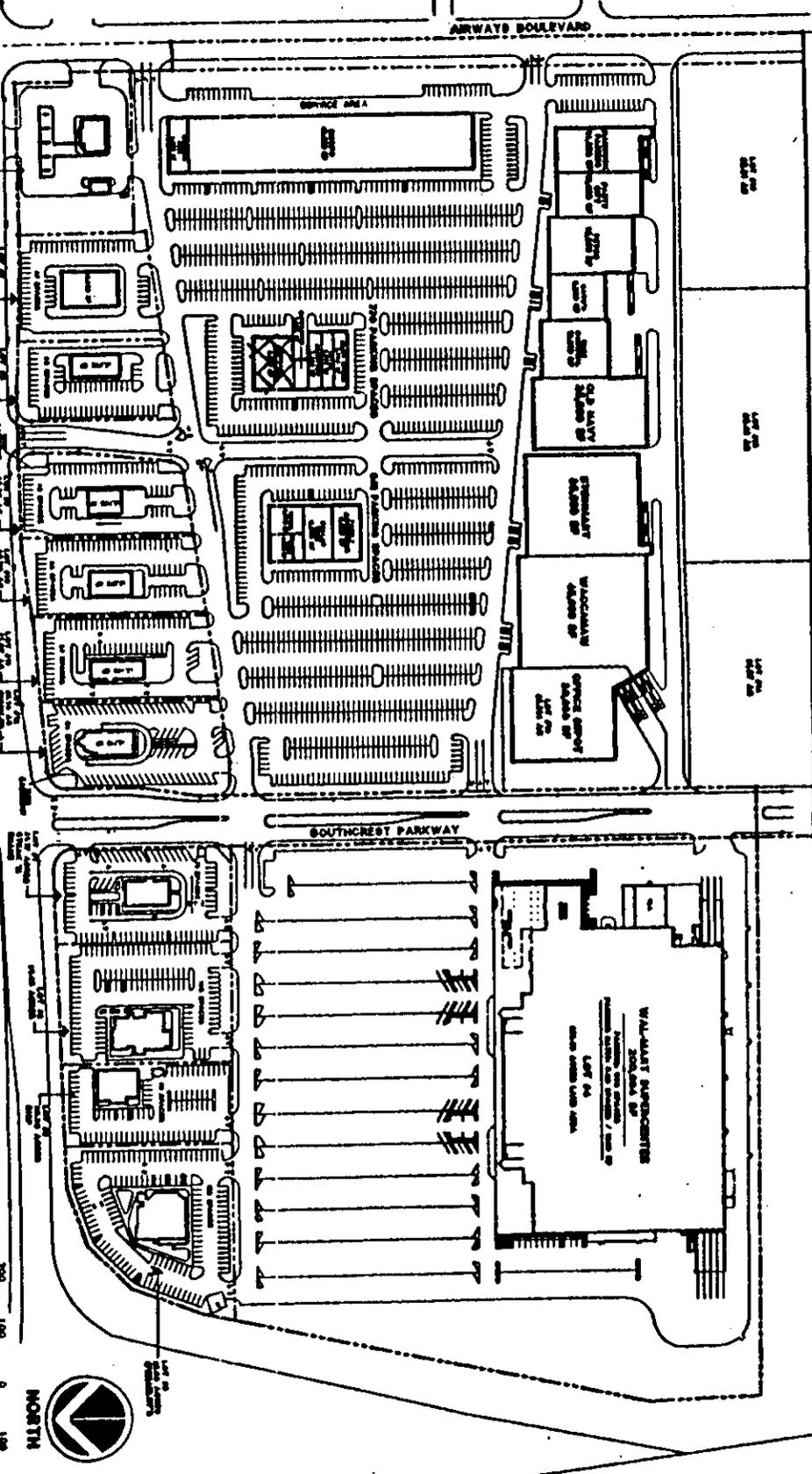
A part of the NE1/4 of Section 36, T-1-S, R-8-W, Southaven, DeSoto County, Mississippi being more particularly described as follows:

Commencing at the NE Corner of said NE1/4 thence West, 341.69 feet; thence South, 69.54 feet to the South Right of Way line of Goodman Road (Mississippi Highway No. 302); thence S 89°19'03" W, along said South Right of Way line, 79.89 feet; thence N 88°25'04" W, along said South Right of Way line, 195.80 feet; thence S 89°19'10" W, along said South Right of Way line, 25.17 feet for the POINT OF BEGINNING. Thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.03 feet and a chord bearing and distance of S 44°35'26" W, 35.19 feet; thence S 00°10'28" E, 248.80 feet; thence N 81°36'28" E, 138.77 feet; thence N 81°37'56" E, 192.04 feet; thence N 00°31'23" W, 20.21 feet; thence N 89°30'07" E, 286.68 feet; thence S 00°09'57" W, 60.20 feet; thence S 00°03'32" W, 12.66 feet; thence N 89°38'48" E, 52.61 feet to the East line of the NE1/4 of said Section 36; thence S 00°03'59" W, along said East line, 1097.38 feet; thence S 89°53'21" W, 1423.52 feet; thence N 00°03'36" W, 98.70 feet; thence S 89°58'56" E, 89.91 feet to the East Right of Way line of Southcrest Parkway; thence N 00°06'39" W, along said East Right of Way line, 155.50 feet; thence N 89°53'21" E, 97.01 feet; thence N 59°53'21" E, 136.24 feet; thence N 00°06'39" W, 216.88 feet; thence S 89°53'21" W, 215.00 feet to the East Right of Way line of Southcrest Parkway; thence N 00°06'39" W, along said East Right of Way line, 422.46 feet; thence N 00°06'40" W, along said East Right of Way line, 75.00 feet; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing a distance of S 45°06'39" E, 35.36 feet; thence N 89°53'21" E, 32.41 feet; thence N 81°38'16" E, 521.76 feet; thence along a curve to the left having a radius of 25.00 feet, an arc length of 32.91 feet, and a chord bearing and distance of N 43°55'49" E, 30.58 feet; thence N 06°13'22" E, 160.63 feet; thence N 00°08'18" W, 79.85 feet; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.74 feet, and a chord bearing and distance of N 45°40'22" W, 35.68 feet to the South Right of Way line of Goodman Road (Mississippi Highway No. 302); thence N 88°47'35" E, along said South Right of Way line, 25.61 feet; thence N 89°19'10" E, along said South Right of Way line, 82.38 feet to the POINT OF BEGINNING. Containing 32.921 Acres (1,434,047 Sq. Ft.) more or less.

SOUTH LAKE CENTRE

A DAL/CLARY JOINT
VENTURE DEVELOPMENT

WAL-MART CENTER OUT PARCELS	LAND AREA	BLDG. AREA	PARKING	PARKING RATIO
LOT 71	137 ACRES	280,000 SF	5,000 SP	18.2/1,000 SF
LOT 72	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 73	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 74	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 75	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 76	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 77	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 78	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 79	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 80	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 81	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 82	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 83	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 84	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 85	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 86	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 87	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 88	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 89	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 90	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 91	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 92	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 93	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 94	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 95	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 96	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 97	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 98	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 99	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
LOT 100	128 ACRES	270,000 SF	4,500 SP	17.2/1,000 SF
TOTALS	12,800 ACRES	2,700,000 SF	45,000 SP	17.2/1,000 SF



EXHIBIT

B

DEVELOPMENT

CONSULTANTS

INCORPORATED