SHARP
Realty & Management LLC

March 3, 2008

Mr. Brian Jones
Akin, Gump, Strauss, Hauer & Feld, LLP
300 Convent Street, Suite 1500
San Antonia, TX 78205
210-281-7000

RE: Letter Agreement
Jasper Mall
Jasper, Alabama

Dear Mr. Jones:

Enclosed please find one (1) original of the executed Letter Agreement between Eateries, Inc., (Tenant) and Jasper Retail Group, LLC (Landlord) for Jasper Mall in Jasper, Alabama.

If you should have any questions, please do not hesitate to contact our office.

Sincerely,

Rhonda Lusco

Rhonda Lusco

Enclosure

Letter of Agreement

This Letter of Agreement is to clarify the terms of that certain Lease, dated September 23, 1997 by and between **Eateries, Inc., Tenant**, and **Jasper Retail Group L.L.C., Landlord,** for that certain portion of Landlords building known as Space C-10, containing 4750 Square feet, in Jasper Mall, located in Jasper, Alabama.

It is hereby agreed upon by both parties that:

1. Tenant hereby exercises Its **Renewal Option** as set out in Section 20.32 of the Lease Agreement.

2. The expiration date of the Lease shall be **February 28, 2013**.

3. During such Option Term, Tenant's Basic Annual Rental shall be **Eighty Thousand Seven Hundred and Fifty and no/100 Dollars, ($80,750.00), per Annum,** as is set out in the Lease Agreement.

4. During the Option Term Tenant's Percentage Rental shall be, **Five Percent (5%) of Gross Sales in excess of One Million Six Hundred Fifteen Thousand Dollars and no/100 ($1,615,000.00)** as set out in the Lease Agreement.

5. All other terms and conditions of the Lease Agreement shall remain in full force and effect.

JASPER RETAIL GROUP, L.L.C.

By: _____

It's Manager

Date: March 3, 2008

EATERIES, INC.

By: _____

It's: EVP and Chief Financial Officer

Date: February 25, 2008