

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FAY B. WORTH
R.M.C.
)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made by and between MAULDIN PLAZA, INC., a South Carolina corporation, hereinafter referred to as Lessor, and SKY CITY STORES, INC., a Kentucky corporation, hereinafter referred to Lessee:

W I T N E S S E T H :

For and in consideration of One Dollar (\$1.00) and other valuable considerations paid by the Lessee to the Lessor, the receipt and sufficiency whereof are hereby acknowledged by the Lessor, the Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby take as tenant subject to the terms, covenants and agreements set forth in that certain Lease Agreement between Lessor and Lessee dated December 4, 1969, as amended by a First Amendment dated April 7, 1970, and a Second Amendment dated June 23, 1970, the following described real estate, to wit:

"A storeroom building 300 feet wide by 200 feet deep, containing 60,000 square feet (exclusive of sidewalk and marquee overhang hereinafter mentioned) constructed and erected by Lessor in Mauldin Plaza Shopping Center on the following described real estate, to wit:

ALL those pieces, parcels or lots of land situate, lying and being on the Southwestern side of U. S. Highway No. 276 and a frontage road, and the Northeastern side of Rosewood Circle, in the Town of Mauldin, Austin Township, Greenville County, S. C., being shown and designated as Parcels A, B, C and D on a Plat of a Survey for Mauldin Plaza, Inc. made by Carolina Engineering & Surveying Company, dated November 6, 1969, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4C, page 143, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of U. S. Highway No. 276 at the corner of property leased by Mauldin Plaza, Inc. from Dallas W. Griffin, and running thence along the Southwestern side of said Highway, S. 44-17 E., 583.3 feet to an iron pin; thence along other property owned by Mauldin Plaza, Inc., S. 45-43 W., 348.4 feet to an iron pin; thence N. 44-17 W., 80 feet to an iron pin; thence S. 45-43 W., 209.7 feet to an iron pin; thence along the line of Pine Valley Estate Subdivision, N. 60-37 W., 213.2 feet to an iron pin; thence N. 55-17 W., 251.9 feet to an iron pin on Rosewood Circle; thence along the Northeastern side of Rosewood Circle, N. 19-35 E.,

(Continued on next page)