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GREENVILLE CO. S. C.

AUG 27 11 20 AM '73

DOONIE S. TANKERSLEY  
R.M.C.

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For True Consideration See Affidavit

Book 37 Page 22

MEMORANDUM OF LEASE

MEMORANDUM OF LEASE made as of the 27th day of August, 1973,  
between MARTIN K. EBY CONSTRUCTION CO. INC., a Kansas corporation, having  
its principal office at 604 North Main, Wichita, Kansas 67203, hereinafter  
referred to as Landlord, and METROPOLITAN LIFE INSURANCE COMPANY, a New York  
corporation, having its principal office at 1 Madison Avenue, New York, New  
York 10010, hereinafter referred to as Tenant.

WITNESSETH:

This MEMORANDUM OF LEASE is entered into by Landlord and Tenant for  
the purpose of giving record notice of, and incorporating herein by reference,  
an Agreement of Lease made between the parties the 27th day of August, 1973,  
whereunder the Landlord leased to the Tenant certain land and a building to  
be erected thereon located at the northeast corner of Pelham Road and Old  
Boiling Springs Road in Greenville County, State of South Carolina, and more  
particularly described in Exhibit "A" attached hereto.

The term of said lease is twenty-five (25) years, beginning on the  
first day of the month following the date the Improvements, as therein de-  
scribed, are completed, and ending the last day of the month twenty-five (25)  
years thereafter. Tenant has the option of renewing the lease for a further  
period of twenty-five (25) years upon at least 12 and not more than 24 months  
written notice to the Landlord prior to the expiration of the term.

Under the terms of said lease the Tenant shall have the right, at  
Tenant's election, at any time after the end of the sixth month but prior to  
the end of the tenth lease year of the initial term, to purchase the Land  
described in Exhibit A hereof and the Improvements located thereon.

IN WITNESS WHEREOF, the parties hereto have caused these presents  
to be duly executed the day and year first written above.

Witness for Landlord:

*Amelia C. Gates*  
*Schuyler B. Kridner*

MARTIN K. EBY CONSTRUCTION CO. INC.

By *James R. Grier Jr*  
VICE PRES.

Witness for Tenant:

*Amelia C. Gates*  
*Schuyler B. Kridner*

METROPOLITAN LIFE INSURANCE COMPANY

By *[Signature]*  
OPERATIONS VICE PRESIDENT  
COMPANY PROPERTY MANAGEMENT

*For Cancellation of Lease see Deed Book 1008 Page 846*