

OCT 27 10 23 AM '76

VOL 1045 PAGE 181

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made and entered into this 26th day of October, 1976, by and among LOWNDES HILL REALTY COMPANY, a South Carolina corporation (hereinafter called "Owner"), BRENT CORPORATION, a South Carolina corporation (hereinafter called "Lessee"), and BUILDER MARTS OF AMERICA, INC., a South Carolina corporation (hereinafter called "Assignee");

W I T N E S S E T H :

1. The Owner has demised and leased unto the Lessee, and the Lessee has hired and taken from the Owner, for an initial term of fifty (50) years beginning May 1, 1972, with options to extend the Lease for two (2) additional terms of six (6) years each, all according to the terms of that certain Lease Agreement dated July 25, 1972 between Owner and Lessee, as subsequently amended by a Supplemental Lease Agreement between said parties dated September 2, 1972, the following described premises:

ALL that piece, parcel or tract of land situate, lying and being on the easterly side of South Carolina Highway By-Pass 291 (Pleasantburg Drive) in the City of Greenville, County of Greenville, State of South Carolina, and having according to Survey for Lowndes Hill Realty Company, prepared August 22, 1970, by Carolina Engineering and Surveying Company, Greenville, South Carolina, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly right of way line of South Carolina Highway By-Pass 291 (Pleasantburg Drive) at joint corner of the properties of Lowndes Hill Realty Company and Dera R. Conway, said pin being 448.9 feet, more or less, in a northerly direction from Frontage Road and running thence along the said right of way line N. 9-12 W. 439.3 feet to an iron pin; thence N. 80-33 E. 195 feet to an iron pin; thence S. 9-12 E. 192.2 feet to an iron pin on the north line of Duke Power Company right of way; thence along said right of way N. 80-33 E. 132.4 feet to an iron pin; thence traversing said right of way and sewer right of way S. 9-12 E. 307 feet to an iron pin on line of Dera R. Conway property; thence along said line N. 86-24 W. 264 feet to an iron pin; thence further along said line S. 80-48 W. 70 feet to an iron pin at the point of beginning.

2. Said Lease Agreement, as amended, requires rental payments which vary over the term of the Lease, according to a schedule set forth therein. The total of the basic rental payments for the fifty (50) year lease term is Seven Hundred Sixty-Two Thousand

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