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STATE OF SOUTH CAROLINA)
) MEMORANDUM OF LEASE AGREEMENT
COUNTY OF GREENVILLE)

This Memorandum of Lease Agreement made and entered into this

_15th_ day of _December_ , 1977, by and between JAMES W. FOSTER,

JR., and JAMES A. TRAMMELL, INC., PARTNERS, hereinafter called

Lessor, and JEROME'S, INC., hereinafter called Lessee.

For and in consideration of the sum of Ten and no/100 ($10.00)

Dollars paid in hand, the receipt of which is hereby acknowledged

and of the covenants and agreements herein contained by the res-

pective parties hereto, the Lessor does hereby lease, and the Lessee

does hereby accept the lease of the real estate, with improvements

thereon, located in or near the City of Greenville, County of Greenville,

State of South Carolina, as more particularly described as follows:

All that certain piece, parcel, or lot of land, situate, lying,
and being in Greenville County, State of South Carolina, in Chick
Springs Township, known and designated as Lot No. 207 on Plat of
Property of Robert J. Edwards, recorded in Plat Book "EE", at Pages
60 and 61, RMC Office for Greenville County, and having, according
to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of U.S. Highway
No. 29, joint front corner of Lots Nos. 207 and 208, and running
thence with line of Lot No. 208, S. 47-00 E. 325 feet to an iron
pin; thence S. 43-00 W. 100 feet to an iron pin; thence N. 47-00 W.
325 feet to an iron pin on U.S. Highway No. 29; thence with U.S.
Highway No. 29, N. 43-00 E. 100 feet to the point of BEGINNING.

To have and to hold the leased premises as described above

unto the said Lessee for an initial term expiring four (4) years

after the commencement date as defined in the Lease Agreement.

This Lease Agreement contains an option to renew for three (3)

successive five (5) year periods.

IN WITNESS WHEREOF, the Lessor and Lessee have respectfully

signed and sealed this Memorandum of Lease Agreement as of the day and

year first written above.

Witnesses:

_____   JAMES W. FOSTER, JR. AND JAMES A.
                                   TRAMMELL, INC., PARTNERS, Lessor

_James W. Foster, Jr._____
                        (Partner)
_James A. Trammell, Inc.,_____
By _James A. Trammell, President_
                        (Partner)

JEROME'S, INC., Lessee

By: _W. Robert Jerome, pres.___

Attest: _Betty A. Dean, Secretary_

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