

Vol 1333 p. 429

CAPER HOUSE, INC.

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

MEMORANDUM LEASE

KNOW ALL MEN BY THESE PRESENTS that Alexander Finlay, III as Lessor, in consideration of One Dollar (\$1.00) and other valuable consideration, hereby demises, leases and lets unto Caper House, Inc. a South Carolina corporation, as Lessee, the following described premises:

A triangular lot located on U. S. Highway South at intersection of U. S. Highway 25 and Old Grove Road near Moonville, South Carolina.

together with improvements situated thereon, for a term of 15 years beginning approximately one hundred eighty (180) days from date with renewal options.

This lease is subject to all the conditions, terms and provisions of a lease agreement of even date between the parties hereto which agreement is by reference made a part hereof to the same full extent as if all the provisions thereof were copies in full herein.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this 23rd day of October 1978.

Signed, sealed and delivered as to Lessee and Lessor in the presence of:

[Signature]  
Cynthia D. Ballew

Alexander Finlay, III  
Alexander Finlay, III  
CAPER HOUSE, INC.

BY: [Signature]  
James C. Blakely, Jr., Attorney

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STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Lessor and Lessee sign, seal and as their acts and deeds deliver the within Memorandum Lease and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Cynthia D. Ballew  
Cynthia D. Ballew

SWORN to before me this 23rd day of October, 1978.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 7 April 1980.

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