

State of South Carolina
County of Greenville

FILED
GREENVILLE CO. S. C.
JAN 9 11 16 AM 1978
DONNIE S. TANKERSLEY
R.M.C.

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Memorandum of Lease

This Memorandum of Lease made by and between Blake P. Garrett, Jr., Trustee, of Greenville County, South Carolina, hereinafter referred to as Lessor, and Sky City Stores, Inc., a Delaware corporation, hereinafter referred to as 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 OCT. 17, 1978, the following described real estate, to wit:

The land containing five (5) acres more or less together with completed improvements erected thereon and all appertenance thereto including a warehouse building containing 60,000 square feet of interior space being fully described in Exhibit A attached hereto and shown on the plat Exhibit B attached hereto.

Together with unobstructed non-exclusive ingress and egress to and from said tract of land and together with a parking area of at least one square foot for each one square foot of building erected on or to be erected on said tract of land and to be located approximately as shown on Exhibit B attached hereto, all of the above hereinafter sometimes referred to as "Leased Premises" or "Demised Premises".

To Have and to hold the same for a term of twenty years to commence as soon as construction is completed and on the first day of the calendar month Lessee accepts the premises and is open for business, and to terminate as stipulated in said lease agreement, together with four (4) separate and successive options each for a period of five (5) years, to extend the term of this lease as

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