

MAY 11 11 31 AM '79

STATE OF SOUTH CAROLINA

) DONNE W. WARRERSLEY

) MEMORANDUM OF GROUND LEASE

COUNTY OF GREENVILLE

)

This Agreement made and entered into as of this 1st day of May 1979, between T. C. Vaughn, a resident of Greenville, South Carolina, hereinafter called the Lessor and Tritor Greenville, Inc., a corporation organized under the laws of the State of South Carolina, hereinafter called the Lessee.

WITNESSETH:

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the premises situate, lying and being at the north-west corner of the intersection of Old Spartanburg Road and Haywood-Howell Road near the City of Greenville, County of Greenville, State of South Carolina, being more fully described as Tract A consisting of 0.57 acres as shown on a plat prepared by W. R. Williams, Jr., dated October 1978, entitled "Survey for Tritor U.S.A., Inc." recorded in the R.M.C. Office in Greenville County, South Carolina in Plat Book 7 F on Page 1 and having such meets and bounds as appear thereon, a copy of said plat being attached hereto and made a part hereof and being more fully described in Exhibit "B", annexed hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the within described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Lessee, its successors and assigns, for a period commencing January 1, 1979 and ending March 31, 2007, as set forth in detail in the said Ground Lease, unless said Lease and Option to Purchase shall be sooner terminated under the terms thereof.

IN WITNESS WHEREOF T. C. Vaughn has hereunto set his hand and seal and Tritor Greenville, Inc. has caused these presents to be subscribed by its duly authorized officers, for and on its behalf, all as of the day and year first above written.

IN THE PRESENCE OF:

[Signature]  
Donne W. Warrersley

[Signature]  
Linda Donald

[Signature]  
Nancy A. Silg

[Signature]  
T. C. Vaughn

Tritor Greenville, Inc.

by: [Signature]

and: \_\_\_\_\_

RECORDED IN R.M.C. OFFICE

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