

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

MEMORANDUM OF LEASE AGREEMENT  
 AND OPTION TO PURCHASE

This Memorandum of Lease Agreement and Option to Purchase made and entered into this <sup>JUN 16</sup> ~~16~~ day of June, 1980, by and between Dorothy Leach Dobersten, of Greenville, South Carolina, hereinafter called Landowner, and Action Realty and Investments, Inc. of Greenville, hereinafter called Tenant.

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 respective parties hereto, the Landowner does hereby lease, and the Tenant 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the City of Greenville, on the East side of Augusta Road, known and designated as Lot #10 as shown on plat of property of Parish & Gower by R.E. Dalton, Engineer, dated May, 1919, and having the following metes and bounds, to-wit:

BEGINNING at an iron pipe on Augusta Road 795.3 feet from the intersection of Augusta Street and Prentiss Avenue and joint corner of Lots Nos. 9 and 10 and running thence along line of lot #9 N. 42-07 E. 173 feet to an iron pipe; thence still with line of lot #9 N. 40-55 E. 65.8 feet to an iron pipe on a 15 foot alley; thence with said alley S. 56-28 E. 57.8 feet to an iron pipe, joint corner of 15 foot alley and alley running N. from Augusta Street; thence S. 38-24 W. 75 feet to an iron pipe; thence S. 42-09 173 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60.3 feet to the point of beginning.

To have and to hold the leased premises as described above unto the said Tenant for an initial term expiring one (1) year after the commencement date as defined in the Lease Agreement.

This Lease Agreement contains an option to renew for two (2) successive extended terms. The first such term shall be for one (1) year and the second such extended term shall be for one year. Upon the expiration of the second extended term the Tenant

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