

SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT dated the 25th day of June, 1980, by and between C.G. Conn, Ltd., a Delaware corporation, with its principal office at 455 Eisenhower Lane, Lombard, Illinois 60148, hereinafter called "Sublessor", and Conn Keyboards, Inc., a Delaware corporation with its principal office at 1549 Royal Street, Jasper, Indiana, hereinafter called "Sublessee",

W I T N E S S E T H :

ARTICLE I

Premises--Term of Sublease

That Sublessor, for and in consideration of the rents, covenants and agreements hereinafter reserved, mentioned and contained on the part of Sublessee, its successors and assigns, to be paid, kept and performed, has demised and subleased, and by these presents does demise and sublease, unto Sublessee, and Sublessee does hereby take and hire, upon and subject to the conditions hereinafter expressed, all that piece, parcel or tract of land, together with the building thereon erected, consisting of 16.11 acres, situate, lying and being on the southwestern side of Buncombe Road and the southeastern side of Suber Mill Road, near the City of Greer,

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