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MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE dated this 19<sup>th</sup> day of September, 1980 between KRIEGER DEVELOPMENT COMPANY, a South Carolina partnership (the "Landlord"), whose address is Route 7, Altamonte Road, Greenville, South Carolina 29609, and CURTRON CURTAINS, INC., a New York corporation (the "Tenant"), whose address is 261 Fifth Avenue, New York, N. Y. 10016;

W I T N E S S E T H :

That for and in consideration of the sum of \$1.00 and other good and valuable considerations and the further consideration of the rents, reserves and the covenants and conditions more particularly set forth in a certain Lease Agreement between Landlord and Tenant bearing even date herewith, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. The premises hereby leased consist of the following described real property, including the building and other improvements thereon or to be constructed thereon:

ALL that certain piece, parcel or tract of land containing 4.01 acres located in Krieger Industrial Park in the Town of Travelers Rest, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Survey for David Krieger" by W. R. Williams, Jr., Engineer/Surveyor, dated November 17, 1979, revised July 1, 1980.

To reach the Point of Beginning, commence at the intersection of the southern right of way of Tigerville Road with the eastern right of way of U.S. Highway No. 25 and run thence with the eastern right of way of U.S. Highway No. 25, S. 26-26 W. 869.2 feet to an iron pin; thence leave said right of way and run S. 74-37 E. 640 feet to a point being the Point of Beginning; thence from said Point of Beginning, running N. 16-28 E. 370 feet to a point; thence S. 74-36 E. 463.3 feet to a point; thence S. 13-42 W. 370 feet to a point; thence N. 74-37 W. 481.5 feet to a point, being the Point of Beginning.

2. The term of the Lease Agreement between the Landlord and the Tenant and bearing even date herewith shall be five (5) years, commencing on the date when the structures and improvements to be constructed by the Landlord are substantially completed, but in no event later than October 1, 1980, and unless extended, the

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