

GRAND D. S. C.  
FEB 10 10 32 AM '81  
DONALD W. WANNERSLEY  
R. M. C.

1142-171

When recorded mail to:  
COLOR TILE, INC.  
1700 One Tandy Center  
Fort Worth, Texas 76102

For True Consideration See Affidavit

MEMORANDUM OF LEASE

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This lease is made and entered into between PINE LAKE ASSOCIATES, an Ohio limited partnership with offices at 3400 Executive Parkway, Toledo, Ohio 43606, as Lessor, and COLOR TILE, INC., a Delaware corporation, whose mailing address is 1700 One Tandy Center, Fort Worth, Texas 76102, as Lessee. Lessor leases to lessee the real property situated in Yamoube County State of South Carolina, described in Exhibit A attached hereto and made a part hereof. The basic term of this lease is 25 years, commencing on January 29, 1981, and ending on April 30, 2006 unless sooner terminated. Lessee has options to continue the term of this lease for up to a total of twenty (20) years after expiration of the basic term.

Lessee has made certain irrevocable offers to purchase said property at the end of the eighteenth (18th) and also the twenty-fifth (25th) years of the basic term of the lease. Lessee also has the option to purchase said property at the expiration of the basic term of the lease.

This Memorandum of Lease is entirely subject to the terms, conditions, and provisions of that certain unrecorded Lease between Lessor and Lessee dated January 29, 1981 and the Ground Lease shall control in the event of any conflicts between the provisions of this memorandum and of said Ground Lease; this is a memorandum only and not a complete summary.

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