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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement made and entered into this 16 day of April, 1981, by and between Sue S. Forrester, of Greenville, South Carolina, hereinafter called Lessor and Frank P. Guarino, of Greenville, South Carolina, hereinafter called Lessee.

For and in consideration of the sum of One and No/100 (\$1.00) 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 Lessor does hereby lease, and the Lessee does hereby accept the lease of the real estate, with improvements thereon, located in or near the Town of Mauldin, County of Greenville, State of South Carolina, as more particularly described as follows:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon and being in the State of South Carolina, County of Greenville, in or near the Town of Mauldin, South Carolina, located on the western side of Highway 276 (Laurens Road) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 309 feet from the intersection of Highway 276 and McDaniel Lane and running thence with U.S. Highway 276 S. 1-28 E. 142 feet to an iron pin; thence S. 88-07 W. 300 feet to an iron pin; thence N. 1-28 W. 136 feet to an iron pin; thence N. 86-58 E. 300.1 feet to an iron pin, point of beginning.

To have and to hold the leased premises as described above unto the said Tenant for an initial term expiring December 31, 1981 as stated in the Lease Agreement.

This Lease Agreement contains an option to renew for three (3) successive extended terms. The first such term shall be for ten (10) years and the second such extended term shall be for ten (10) years; and the third such extended term shall be for ten (10) years as more specifically set forth in the aforesaid Lease Agreement.

This Memorandum of Lease Agreement does not in any way modify, change, amend, or alter the Lease Agreement between the parties, entered into on April 16, 1931.

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