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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE) MEMORANDUM OF LEASE

This Memorandum of Lease made and entered into as of the 27th day of July, 1981, by and between Comprops of Greenville, a South Carolina general partnership (whose partners are Melvin Solomon and Chroheza Realty Company), hereinafter referred to as the "Landlord", and New York Carpet World of South Carolina, Inc., a South Carolina corporation, hereinafter referred to as the "Tenant".

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations and the further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain lease between the Landlord and the Tenant dated July 27, 1981, the Landlord and the Tenant do hereby covenant, promise and agree as follows:

1. Leased Premises: The Landlord, for and in consideration of the rents, covenants, and agreements hereinafter specified to be paid, kept and performed by the Tenant, hereby leases premises consisting of a store building containing approximately 19,500 square feet (including ground floor and mezzanine), hereinafter called the "leased property" located adjacent to the Sam Solomon Co. store in the shopping center at East Faris Road and South Pleasantburg Drive in the City of Greenville, South Carolina, said shopping center being more particularly described on Exhibit A attached hereto, together with the nonexclusive right with other tenants and occupants of stores, now existing or hereafter constructed, in the shopping center, to the use of the parking area and driveways appurtenant thereto for purposes of egress, ingress, parking of motor vehicles for itself, its customers, and employees and the loading and unloading of vehicles in connection with and incidental to the business conducted by the Tenant on the leased property. The parking

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