

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MEMORANDUM OF LEASE AGREEMENT AND
OPTION OF FIRST REFUSAL TO PURCHASE

This Memorandum of Lease Agreement and Option to Purchase made and entered into this 12th day of February, 1982, by and between Joanne M. Hammond, Trustee, of Greenville, South Carolina, hereinafter called Lessor, and Armadillo, Inc. of Greenville, hereinafter called Lessee.

For and in consideration of the sum of One and No/100 (\$1.00) Dollar 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 the City of Greenville, County of Greenville, State of South Carolina, as more particularly described as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Pleasantburg Drive, in the County of Greenville, State of South Carolina, fronting 70.0 feet on the eastern side of Pleasantburg Drive; running back in parallel lines to a depth of 215 feet; and being 70.0 feet across the rear. This lot is shown on the Greenville County Block Book as 519-266-1-11.20.

To have and to hold the leased premises as described above unto the said Lessee for an initial term expiring ten (10) years after the commencement date as defined in the Lease Agreement.

Upon expiration of the initial term of the Lease Agreement, there is an option to renew for one extended term of five (5) years. The Lessee shall have the right of first refusal to purchase the leased premises with improvements thereon according to the terms set forth in the Lease Agreement.

This Memorandum of Lease Agreement does not in any way modify, change, amend, or alter the Lease Agreement between the parties.

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