

FILED
GREENVILLE S.C.

1198-203

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
COLINA 3 02 PM '83
DONNIE S. W. WISELEY
R.H.C.
MEMORANDUM OF LEASE

THIS AGREEMENT, made in Greenville, South Carolina on September 26, 1983 by Bess Isham (Lessor) and D Cube Corporation (Lessee):

That the Lessor, in consideration of the rents reserved that are referred to below, and of the terms, covenants, conditions and agreements on the part of the Lessee that are mentioned, demises and leases to the Lessee, and the Lessee below, takes and hires from the Lessor, the following property:

ALL that certain piece, parcel or tract of land situate, lying and being near the City of Greenville, in Greenville County, South Carolina, located on the southeastern side of Haywood Road, containing .844 acres and according to a Plat prepared by Piedmont Engineers, dated January 4, 1983 having the following metes and bounds, to-wit:

BEGINNING at an Iron Pin on the southeastern side of Haywood Road at the joint front corner of subject property on property now or formerly of Wendy's and running thence S55-56-29E 238.70 ft. to an Iron Pin; thence running S34-14-26W 7.53 ft. to an Iron Pin; thence running S3-18-19W 5.78 ft. to an Iron Pin; thence running S3-18-19W 94.12 ft. to an Iron Pin; thence running S63-15W 50.49 ft. to an Iron Pin; thence running N55-56-29W 265.80 ft. to an Iron Pin on the southeastern side of Haywood Road; thence with said road N34-19-42E 125.0 ft. to an Iron Pin; thence continuing with said road N34-14-26E 12.5 ft. to the point of beginning.

TO HAVE AND TO HOLD the demised premises for the term commencing on no less than sixty (60) days from the date of this agreement, and ending on the day preceding the twentieth anniversary of the date of the commencement of the term (with two five year option periods being available to Lessee) upon the rents, terms, covenants and conditions contained in a certain collateral agreement, or indenture of lease, between the parties and bearing

(CONTINUED ON NEXT PAGE)

EX-1020

4328-1020