

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MEMORANDUM OF  
AGREEMENT OF LEASE

GREENVILLE  
FILED  
MAY 1 1984  
DEAN R. SHERWOOD, CLERK

THIS AGREEMENT made and entered into as of this 25 day  
of APRIL, 1984, between Eugene E. Stone, Jr., Alexander M.  
Stone, Hallie Stone Maxon and Ann S. Cleveland, hereinafter called  
"Lessors", and Batson's, Incorporated, hereinafter called "Lessee",

WITNESSETH:

In consideration of the rent and upon the terms and conditions  
set forth in a more detailed form of Lease Agreement dated March 1, 1983,  
between the same parties and covering the same property, the Lessors hereby  
lease unto the Lessee, it successors and assigns, and the Lessee hereby  
accepts as tenant the premises (including all improvements now or hereafter  
erected thereon) located at 1126 Rutherford Road, a store building, for  
grocery-supermarket, together with parking area formerly occupied by  
Colonial Stores now occupied by Batson's Hometown Store located at Stone  
Plaza Shopping Center, bounded by Rutherford Road, Chick Springs Road and  
Stone Plaza Drive, containing 14,000 square feet more or less, in the  
County of Greenville, State of South Carolina.

TO HAVE AND TO HOLD the within described premises subject,  
however, to the terms, conditions and covenants expressed and declared  
in the aforementioned Lease Agreement unto the Lessee, its successors and  
assigns, for an initial term of five years commencing on March 1, 1983,  
as set forth in the detailed form of Lease, and for optional renewal  
of three years under terms as set forth in detail in the Lease, provided,  
however, the rent shall increase One Hundred Dollars (\$100.00) per month,  
unless this Lease shall be sooner terminated under the terms of said Lease  
Agreement. Option to commence February 28, 1988 and end February 27, 1991.

IN WITNESS WHEREOF, the undersigned parties have hereunto set  
their hands and seals the day and year first above written.

In the Presence of:

Eugene E. Stone, Jr.  
Alexander M. Stone

Lessors:

Eugene E. Stone, Jr.  
Eugene E. Stone, Jr.  
Alexander M. Stone  
Alexander M. Stone  
Hallie Stone Maxon  
Hallie Stone Maxon  
Ann S. Cleveland  
Ann S. Cleveland