

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAY 1 11 50 AM 1984
JUNNIE S. WATKINS
R.M.C.

MEMORANDUM OF
AGREEMENT OF LEASE

THIS AGREEMENT made and entered into as of this 24th day
of April, 1984, between William N. Batson and Danny K. Batson,
hereinafter called "Lessor", 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 February, 1979,
between the same parties and covering the same property, the Lessor hereby
leases 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 128 N. Poinsett Highway, Travelers Rest,
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 three years commencing on January 1, 1979,
as set forth in the detailed form of Lease, and for optional renewal through
January 1, 1990, under terms as set forth in detail in the Lease, unless this
Lease shall be sooner terminated under the terms of said Lease Agreement.

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

In the Presence of:

O. P. Healan
Betty Garrett

O. P. Healan
Betty Garrett

Lessor:
William Neal Batson
William N. Batson

Danny K. Batson
Danny K. Batson

Batson's, Incorporated
Lessee

By: Danny K. Batson

Its: President