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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into this 17th day of April, 1981, by and between United States Steel and Carnegie Pension Fund, a Pennsylvania non-stock corporation ("Lessor"), whose address is 767 Fifth Avenue, New York, New York 10022, and Paul Friedberg, Michael Friedberg and Mortimer Friedberg ("Lessee") whose address is 1543 Floyd Baker Boulevard, Gaffney, South Carolina 29430,

W I T N E S S E T H:

THAT Lessor, for and in consideration of the execution and delivery of a certain lease dated April 17, 1981 and the rents and covenants specified to be paid and performed by Lessee, hereby grants, demises and leases to Lessee, and Lessee hereby hires and takes as Lessee that certain parcel of real property, together with the building erected or to be erected thereon, described in Exhibit "A" attached hereto and made a part hereof.

Lessee to have and to hold the demised premises for a period of twenty (20) years, upon the terms, covenants and conditions as set forth in said lease and commencing on the date described therein. Lessor and Lessee hereby agree that they will execute a supplemental instrument in recordable form setting forth the exact date of commencement and expiration of the term of said lease.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed by these presents the day and year first above written.

WITNESSES:

UNITED STATES STEEL AND CARNEGIE PENSION FUND

R.D. Wilson

By: P.O. Connor
(Vice) President

Stephen J. Schrock

Attest: Arthur W. Guffert
(Assistant Secretary)

(SEAL)

WITNESSES:

Catherine B. Gault

Paul Friedberg
Paul Friedberg

Kathy J. Bellamy

Michael Friedberg
Michael Friedberg

Gavinus McKusick

Mortimer Friedberg
Mortimer Friedberg

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