

FEB 14 12 25 PM 1962

OLLIE F. NEWBORTH
R. M. C.

MEMORANDUM OF AGREEMENT OF LEASE, made as of the 15th day of December, 1961, by and between OLD STAGE CORPORATION, a Delaware corporation with an office at 1350 Broadway, New York, N.Y. (hereinafter called the "Lessor"), and RODGERS OF CAROLINA, INC., a Delaware corporation, with an office at 1350 Broadway, New York (hereinafter called the "Lessee").

W I T N E S S E T H

WHEREAS, the Lessor and the Lessee have made and entered into an Agreement of Lease dated as of the 15th day of December, 1961, wherein and whereby the Lessor leased to Lessee the real property more particularly bounded and described in "Exhibit A" annexed hereto, and hereby made a part hereof, together with the buildings and improvements now or hereafter erected thereon, for a term commencing on the 15th day of December, 1961, and ending on the 31st day of January, 1982; and

WHEREAS, under the terms and provisions of the aforesaid Agreement of Lease, the Lessee has the right or option to renew or extend the term of the said lease for four (4) successive terms of five (5) years each, provided that such right of renewal is exercised in the manner set forth in the said lease by the giving of notice by Lessee to Lessor at least twelve (12) months prior to the expiration of the original term of the lease and at least twelve (12) months prior to the expiration of any renewal term of the lease.

NOW THIS AGREEMENT WITNESSETH, that the Lessor

(Continued on Next Page)

For Cancellation of Mem. of Lease see Deed Bk. 172 of Pl. 977. 8-27-72 # 4887