

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

This Lease Agreement made and entered into by and between Dorothy H. Allen and Margaret H. Sexton, hereinafter referred to as the Lessor, and Francis Realty, Inc., hereinafter referred to as the Lessee,

WITNESSETH: That for the consideration and upon the terms and conditions as hereinafter set forth, the Lessor does hereby grant, bargain and lease unto the Lessee and the Lessee hereby accepts and rents from Lessor all that certain tract of land situate in the County of Greenville, State of South Carolina, hereinafter called the "demised premises" and being more particularly described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of North Pleasantburg Drive (S. C. Hwy. By-Pass 291) and having according to a plat of property titled Francis Realty, Inc., by Dalton and Neves Co., Engineers, dated May 1971 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Pleasantburg Drive (S. C. Hwy. By-Pass 291) and running thence with the line of property now or formerly of Pete Sasso S. 81-13 W. 150 feet to an iron pin; thence S. 8-47 E. 100 feet to an iron pin in line of property now or formerly of Alma Bruce Jones Green; thence with the joint line of Green property N. 81-13 E. 150 feet to an iron pin on the western side of North Pleasantburg Drive; thence with the western side of North Pleasantburg Drive (S. C. Hwy. By-Pass 291) N. 8-47 W. 100 feet to an iron pin, the point of beginning.

(1) TERM. The term of this lease shall be ten (10) years commencing upon the date identified in article 2 of the Lease Agreement hereinafter referred to.

(2) OPTION TO RENEW. Lessee is hereby granted the option to extend the term of this lease for four additional

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