

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

This Memorandum of Lease Agreement made and entered into this 31st. day of December, 1974, by and between JEAN D. ADAMS and ADAMS, INCORPORATED, a South Carolina corporation with a principal office in Greenville, South Carolina, hereafter called Lessee.

For and in consideration of the covenants and agreements herein contained to be performed by the respective parties hereto, the Lessor does hereby lease, demise and grant and the Lessee does hereby accept the lease and grant of the real estate, together with improvements thereon, located at I-85 at Chestnut Hills, Greenville, South Carolina, presently occupied by Lessee, all as more particularly described as follows:

All that piece, parcel and lot of land in Greenville County, State of South Carolina, being known and designated as tract #1 as shown on plat of property of Lavinia B. Chapman, dated April, 1959 and revised as of April, 1964, containing 1.88 acres and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southeast side of U.S. Hwy. 29, at the joint front corner of lots #1 and #2 and running thence with the line of lot #2 S. 64-55 E. 347.7 feet to an iron pin on present U.S. 29 (old Grove Road) and running thence with present U.S. Hwy. 29, S. 25-05 W. 250 feet to an iron pin at the joint rear corner of lots #1 and #6; thence with line of lot #6 N. 64-55 W. 307.3 feet to an iron pin on U.S. Hwy. 29; thence with U.S. Hwy. 29 N. 15-54 E. 253.2 feet to the point of beginning.

To have and to hold the premises as described above unto the said Lessee for a term of five (5) years, beginning on the 1st. day of January, 1975.

This Lease Agreement contains an option to renew for three (3) successive five (5) year periods. It also contains a right of first refusal during the first five (5) years of the lease, and any extensions or renewals thereof.

IN WITNESS WHEREOF, the Lessor and the Lessee have respectfully signed and sealed this Memorandum of Lease Agreement as of the day and year first written above.

Witnesses:
[Signature]
[Signature]

Jean D. Adams
JEAN D. ADAMS

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