

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE AGREEMENT

THIS SHORT FORM LEASE, made and entered into this 31st day of August, 1977, and executed in duplicate, by and between J. HAROLD SMITH AND MYRTICE R. SMITH, residents of Orlando, Florida (hereinafter referred to as "Lessors") and OLD TOWNE SQUARE INVESTORS LIMITED PARTNERSHIP, a Limited Partnership organized under the Uniform Limited Partnership Act of South Carolina (hereinafter referred to as "Lessee");

W I T N E S S E T H:

IN CONSIDERATION of the rentals to be paid by and covenants of the Lessee, the Lessors do hereby lease and demise to the Lessee, and the Lessee does hereby take and hire from the Lessors, for the term hereinafter provided, all that certain tract, piece or parcel of land, on the eastern side of Laurens Road at its intersection with Simmons Avenue, in the City and County of Greenville, South Carolina, more particularly described on Exhibit I, which is an integral part hereof.

TO HAVE AND TO HOLD the demised premises and improvements thereon unto the Lessee for and during a term of twenty-five (25) years from the commencement date.

IT IS FURTHER UNDERSTOOD AND AGREED that this is a short form lease and that the terms, covenants and conditions of the lease are more fully set forth in a Lease Agreement executed by the parties hereto and bearing even date herewith, which said Lease Agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein.

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