

MEMORANDUM OF LEASE

MEMORANDUM OF LEASE made the 13th day of January, 1978, by and between THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC. a Maryland corporation having offices at 2 Paragon Drive, Montvale, New Jersey, 07645 (hereinafter called "Tenant") and CREATIVE FABRICS INC. EMPLOYEES PENSION PLAN, a New York Trust, having offices at 124 West 36th Street, New York City, New York (hereinafter called "Landlord").

WITNESSETH:

THAT, by lease dated the 13th day of ^{January,} ~~December,~~ 1978 (hereinafter called the "Lease") Landlord leased to Tenant certain premises known as 1315 South Pleasantburg Drive, City of Greenville, County of Greenville, State of South Carolina, and as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Demised Premises").

TO HAVE AND TO HOLD the Demised Premises from an initial term to commence on the day of January, 1978, and to terminate on the 31st day of January, 2003. Tenant shall have the right and option to extend the Lease from the date upon which it would otherwise expire for eight (8) separate renewal periods of five (5) years each.

All other terms, covenants, conditions and provisions contained in the Lease are incorporated herein by reference, with the same force and effect as if repeated herein at length, including but not limited to the following provisions:

"SECTION 19. Fee Mortgages: During the term of this lease, Landlord shall have the right or power to mortgage or otherwise create a security affecting its fee interest in the Demised Premises, and to renew, modify, replace, extend

COPY TO ...

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