

FILED  
GREENVILLE CO. S. C.

FEB 4 10 28 AM '81

DONNIE J. TANKERSLEY  
R.M.C.

BOOK 1142 PAGE 164

When recorded mail to:  
COLOR TILE SUPERMART, INC.  
P.O. Box 2475  
Fort Worth, Texas 76133

For True Consideration See Affidavit  
Book 40 Page 1603

MEMORANDUM OF GROUND LEASE

This lease is made and entered into between PINE LAKE ASSOCIATES,  
an Ohio limited partnership with offices at 3400 Executive Parkway,  
Toledo, Ohio 43606, as Lessee, and COLOR TILE SUPERMART, INC., a Colorado  
corporation, whose mailing address is P.O. Box 2475, Fort Worth, Texas  
76133, as Lessor, Lessor ground leases to lessee the real property  
situated in Greenville State of South Carolina  
Described in Exhibit A attached hereto and made a part hereof. The  
basic term of this ground lease is 25 years, commencing on January 29,  
1981, and ending on April 30, 2006, unless sooner terminated. Lessee  
has options to continue the term of this lease for a total of fifty (50)  
years after expiration of the basic term thereof. The Lessee has the right  
to mortgage his leasehold and under certain circumstances to require the Lessor  
to mortgage Lessor's fee interest in said real property. Lessee also has the  
option to purchase said real property. This Memorandum of Lease is entirely  
subject to the terms, conditions, and provisions of that certain unrecorded  
Ground Lease between Lessor and Lessee dated January 29, 1981 and the Ground  
Lease shall control in the event of any conflict between the provisions of  
this memorandum and the provisions of said Ground Lease; this is a memorandum  
only and not a complete summary.

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