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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

AGREEMENT MADE AND ENTERED into this 11 day of February, 1981 by and among Ray Paradowski, George Howard, Otis Ridgeway, Tom Finley and Jim Vaughn, as Trustees of the Greenville, South Carolina, Lodge Number 858, Benevolent and Protective Order of Elks of the United States of America (hereinafter called "Lessor") and Melosi Interiors, Inc. (hereinafter called "Lessee").

WHEREAS, Lessor desires to lease to Lessee, and Lessee desires to lease from Lessor, certain property; and

WHEREAS, the parties desire to enter into a lease agreement defining their rights, duties and liabilities relating to the property.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises contained herein, the parties hereby agree as follows:

W I T N E S S E T H :

Section 1. Leased Property. Lessor hereby leases unto Lessee, and Lessee hereby leases from Lessor, that building and land located in the County of Greenville, State of South Carolina, more particularly described as the first floor and basement thereof of the building known as Number 20 East North Street, Greenville, South Carolina, being located on the southerly side of said East North Street in the building known as the Elks Home (such leased property being hereinafter referred to as "the Property").

Section 2. Term. Lessor hereby leases the Property to Lessee for a term of five (5) years beginning March 10, 1981 and ending March 9, 1986, at the annual rental of Six Thousand Six Hundred Dollars (\$6,600.00), payable in advance in equal monthly installments of Five Hundred Fifty Dollars (\$550.00), by no later than the twentieth (20th) day of each month for that month's rental, during the term of this Lease.

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RECORDED JUN 12 1981 at 9:59 A.M.

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