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GREENVILLE CO. S. C.

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AGREEMENT, dated May 22, 1981, between

MACMILLAN, INC., a Delaware corporation, with its principal office at 866 Third Avenue, New York, New York 10022 (hereinafter called the "Sublessor"); and

CONN KEYBOARDS, INC., a Delaware corporation, with its principal office at 1549 Royal Street, Jasper, Indiana 47546 (hereinafter called the "Sublessee").

W I T N E S S E T H :

By Sublease dated June 25, 1980 (the "Sublease"), C. G. Conn, Ltd. ("Conn") subleased to Sublessee, and Sublessee hired from Conn the land, comprising 16.11 acres, and the building and improvements thereon located on the southwestern side of Buncombe Road and the southeasterly side of Suber Mill Road, near the City of Greer, Greenville County, South Carolina, as more particularly described in the Sublease (the "Subleased Property"), together with the Building Equipment, as therein defined and described, for a term of nineteen (19) months, commencing June 25, 1980 and ending January 25, 1982, at the Basic Rent and subject to Sublessee's payment of the additional charges and the performance of its other obligations therein stipulated.

Sublessor, as the sole shareholder of Conn, is the successor in interest of Conn and the owner and distributee of

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