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Conn's assets under a Plan of Liquidation and Certificate of Dissolution filed by the Secretary of State of the State of Delaware on October 31, 1980.

By instruments dated October 8, 1980, effective October 15, 1980, in connection with the liquidation and dissolution of Conn, Conn assigned and transferred to Sublessor all of Conn's rights and interests in the Lease of the Subleased Property dated as of October 1, 1973, as thereafter amended, (the "Primary Lease") from Greenville County, South Carolina, to Conn Organ Corporation, of which Conn was the successor, by merger, pursuant to a Certificate of Ownership and Merger filed by the Secretary of State of Delaware on October 25, 1978, effective October 31, 1978.

Sublessor and Sublessee mutually desire to terminate the Sublease and that possession of the Subleased Property be surrendered by Sublessee to Sublessor, under the terms and conditions hereinafter stipulated.

NOW, THEREFORE, it is mutually agreed as follows:

1. The Sublease shall be and it hereby is terminated, effective July 31, 1981, (the "Date of Termination") with the same force and effect as if the Date of Termination were the date stipulated in the Sublease for the expiration of the term thereof.

2. Sublessee hereby surrenders possession of the Subleased Property to Sublessor and Sublessor hereby accepts

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