

GREENVILLE CO. S. C.
SEP 24 5 10 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MEMORANDUM OF LEASE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This Memorandum of Lease made this *3rd* day of *AUGUST* ~~September~~ 1976, between Donald J. Davenport and Patricia A. Davenport, individuals residing in the State of California and Desmond D. Cummings and Lois I. Cummings, individuals residing in the State of Georgia and ARA SERVICES, INC., a Delaware corporation having a place of business located at Independence Square West, Sixth at Walnut Street, Philadelphia, Pennsylvania, (hereinafter referred to as "Lessee"), which terms "Lessor" and "Lessee" shall include the successors and assigns of the respective parties, subsequent owners of the leased premises and all other acquiring, subsequent to the date hereof, any interest in the leased premises known as 17 Haywood Road, Greenville, South Carolina as more fully described in Exhibit "A" attached hereto (hereinafter referred to as the "Leased Premises").

Lessor acquired title to the Leased Premises by a Deed of even date herewith which has been duly recorded.

For and in consideration of the mutual covenants herein contained, Lessor hereby leases and demises unto Lessee and Lessee hereby agrees to take and lease from Lessor, for the term herein specified, the Leased Premises and all improvements thereon.

Lessee shall have and hold said Premises for the primary term of twenty-five (25) years commencing September *24th*, 1976.

Lessee shall have the option to extend the term of this Lease upon the same terms, covenants, conditions and rentals for up to two (2) additional consecutive five (5) year periods upon one hundred and eighty (180) days written notice before the expiration of the initial term, and shall, in addition, have such other rights and obligations as are more fully provided under a certain Lease of even date herewith between Lessor and Lessee, including but not limited to Lessee's rights to construct additions, improvements, modifications to the presently existing buildings upon the Leased Premises and Lessee's options to purchase the Leased Premises.