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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement made and entered into this 12th day of January, 1978, by and between PETE ZAHAROPOULOS and NELSON CHULKAS, of Greenville, South Carolina, hereinafter collectively called Lessor, and JEROMES, INC., hereinafter called Lessee.

For and in consideration of the sum of Ten and no/100 (\$10.00) Dollars paid in hand, the receipt of which is hereby acknowledged and of the covenants and agreements herein contained by the respective parties hereto, the Lessor does hereby lease, and the Lessee does hereby accept the lease of the real estate, with improvements thereon, located in or near the City of Greenville, County of Greenville, State of South Carolina, as more particularly described as follows:

ALL that piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Cedar Lane Road known and designated as Lot #7 of the property of Sallie Mae Lansford, according to a survey and plat made by Pickell and Pickell, Engineers, dated April 2, 1947, and revised May 12, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cedar Lane Road at the southwest corner of the Shipman lot and running thence with the line of the Shipman lot N. 11-03 W. 150 feet to point in the line of lot #8; thence with line of lot #8 N. 78-49 W. 65.3 feet to an iron pin; thence N. 10-50 E. 55.3 feet to pin on the south side of an alley; thence with said alley N. 79-31 W. 39 feet to an iron pin; thence S. 10-19 W. 204.6 feet to pin on the north side of Cedar Lane Road; thence along the north side of said road S. 78-37 E. 102 feet to the beginning corner.

ALSO:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on Hill Street being known and designated as Lot #8 on plat of property of Sallie Mae Lunsford made by Pickell and Pickell, Engineers, dated April 2, 1947, and revised May 12, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Hill Street on the south side of an alley and running thence with said alley N. 79-31 W. 150 feet to corner of Lot #7; thence with line of Lot #7 S. 10-50 W. 55.3 feet to an iron pin; thence S. 78-48 E. 150 feet to pin on the west side of Hill Street; thence with Hill Street N. 10-50 E. 57.2 feet to the beginning corner.

ALSO:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northwest corner of Cedar Lane Road and Hill Street, near the City of Greenville being described as follows:

BEGINNING at an iron pin at the Northwest corner of the intersection of Cedar Lane Road and Hill Street, and running thence along the line of Hill (Alamo) Street N. 9-3/4 E. 150 feet to an iron pin on the West side of Hill Street; thence N. 80-3/4 W. 100 feet to a stake; thence S. 9-3/4 W. 150 feet to a stake on the North side of Cedar Lane Road; thence along the line of Cedar Lane Road, S. 80-3/4 E. 100 feet to the beginning corner.

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