

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MEMORANDUM OF
AGREEMENT OF LEASE

THIS AGREEMENT made and entered into as of this 27th day of September, 1978, between GRACE CHARLES MARTIN AND GRACE M. PHILLIPS, AS EXECUTORS & TRUSTEES UNDER THE WILL OF WILLIAM T. MARTIN, hereinafter called Lessor, and CAPER HOUSE, INC., A South Carolina Corporation, hereinafter called Lessee,

W I T N E S S E T H :

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Lessor hereby leases unto the Lessee, its successors and assigns, the Lessee hereby accepts as tenant the premises (including all improvements now or hereafter erected thereon) fully described in Exhibit "A" hereto attached and made a part hereof.

TO HAVE AND TO HOLD the within described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Lessee, its successors and assigns, for an initial term of fifteen (15) years beginning not later than February 1, 1979, as set forth in the detailed form of Lease, and for certain optional renewal terms as set forth in detail in the Lease, unless this Lease shall be sooner terminated under the terms of said Lease Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 27th day of September, 1978.

Charles McDonald
Anna L. Richey
Charles McDonald
Anna L. Richey

Douglas M. Elliott
Carol LeGette

Grace Charles Martin
GRACE CHARLES MARTIN

Grace M. Phillips
GRACE M. PHILLIPS

AS EXECUTORS & TRUSTEES UNDER
THE WILL OF WILLIAM T. MARTIN
LESSOR

CAPER HOUSE, INC.
By: [Signature]
LESSEE

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