

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.

COUNTY OF GREENVILLE JUN 9 11 16 AM '78 Memorandum of Lease

DONNIE S. TANKERSLEY

This Memorandum of Lease made by and between Blake Garrett, Jr., Trustee, hereinafter referred to as Lessor, and Sky City Stores, Inc., a Delaware corporation, hereinafter referred to as Lessee;

WITNESSETH:

For and in consideration of One Dollar (\$1.00) and other valuable considerations paid by the Lessee to the Lessor, the receipt and sufficiency whereof are hereby acknowledged by the Lessor, the Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby take as tenant subject to the terms, covenants and agreements set forth in that certain lease agreement between Lessor and Lessee dated October 3, 1978, the following described real estate, to wit:

A fully sprinklered storeroom building containing approximately 42,000 square feet outside wall to outside wall (exclusive of sidewalk and overhang), in the Commercial Development located on that tract of land on Powdersville Road, Greenville, South Carolina containing 8.94 acres, more or less, and more fully described in Exhibit A attached hereto and being shown on the plat also attached hereto as Exhibit B.

Together with unobstructed non-exclusive ingress and egress to and from said tract of land and together with an accessible parking area of at least 3 square feet for each one square foot of building erected on or to be erected on said tract of land and a paved service drive at the rear of the storeroom to provide convenient access to the delivery and service entrance, all to be located as shown on Exhibit B attached hereto, all of the above hereinafter sometimes referred to as "Leased Premises" or "Demised Premises".

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