

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF
LEASE WITH OPTION TO PURCHASE

va 1112 (43-352)

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FILED
GREENVILLE CO. S.C.
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THIS AGREEMENT made and entered into as of the 1st day of September, 1979 by and between R. M. CAINE of the City of Greenville, South Carolina, as Lessor, and DEEAAN, INC., a South Carolina corporation, as 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, and the Lessee hereby accepts the premises (including all improvements now or hereafter erected thereon) fully described in Exhibit A attached hereto 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 a term commencing on the first day of September, 1979 and ending on the 31st day of August, 1985, as set forth in the detailed form of Lease, unless this Lease shall be sooner terminated under the terms thereof.

By said detailed Lease Agreement, the Lessor grants unto the Lessee the exclusive option to purchase the land described in this Lease on a date between September 1, 1984 and September 1, 1985 at the price and upon the terms therein more fully set forth. In the event said Option to Purchase is not exercised, the Lessee is granted the option to extend the term of this lease for a period of 49 years ending August 31, 2034.

IN WITNESS WHEREOF, the Lessor and Lessee have caused these premises to be duly executed as of the day and year first above written.

Witnesses:

<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	R. M. CAINE
<u>[Signature]</u>	DEEAAN, INC.
<u>[Signature]</u>	By: <u>Ramkr D. Patel</u> President
<u>[Signature]</u>	And: _____ Secretary

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