

S.C.
JUL 21 PM '80
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WESLEY

MEMORANDUM OF LEASE

This Memorandum of Lease by and between Ingles Markets, Inc., a North Carolina corporation, hereinafter referred to as Lessor, and Eckerd Drugs of South Carolina, Inc., a South Carolina corporation, hereinafter referred to as Lessee,

W I T N E S S E T H :

For and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to the Lessor in hand paid by the Lessee, the receipt and sufficiency of which is hereby acknowledged, 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 by and between Lessor and Lessee, dated July 12, 1979, and amended July 30th, 1980, the following described real estate, to-wit:

Those certain premises consisting of a store room with area inside walls of 8,640 s.f., located on a tract of land in Greenville County, State of South Carolina, containing 5.91 acres, according to plat entitled Survey for Ingles Markets, Inc., dated July 3, 1980, prepared by Piedmont Surveyors, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 71, at Page 54, and more fully described on Exhibit A of said Amendment referred to hereinabove.

Together with unobstructed non-exclusive ingress and egress to and from said tract of land and together with a parking area ratio of at least 5 1/2 (5.5) parking spaces for full sized American automobiles for each 1,000 square feet of rentable space in the commercial development and a paved service drive at the rear of the storeroom to provide convenient access to the delivery or service entrance, all to be located as shown on Exhibit A referred to hereinabove, all of the above hereinafter sometimes referred to as "Leased Premises" or "Demised Premises".

To Have and To Hold the same for a term of twenty (20) years, to commence as soon as construction is completed and on the first day of the calendar month Lessee accepts the premises and is open for business, and to terminate as stipulated in said Lease Agreement, together with four (4) separate and successive options each for a period of five (5) years, to extend the term of this Lease as therein set forth. The terms and conditions in the aforesaid Lease Agreement are incorporated herein by reference and made

Law Offices
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