

GREENVILLE S.C.
AUG 22 PM '81
GREENVILLE S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement made and entered into this 1st day of July, 1977, by and between Frank P. Guarino of Greenville, South Carolina, hereinafter called Lessor, and William Welborn of Williamston, South Carolina, hereinafter called Lessee.

For and in consideration 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, described as follows:

ALL that certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in the City of Mauldin, County of Greenville, State of South Carolina on the western side of S.C. Highway 276, also known as 511 N. Main Street, Mauldin, S.C., said real estate consisting of a parcel measuring approximately 146 feet, more or less, fronting on N. Main Street (Highway 276) and 300 feet on both sides, together with a free-standing structure that is 60 feet x 60 feet.

To have and to hold the leased premises as described above unto the said Tenant for an initial term expiring ten (10) years after the commencement date as defined in the Lease Agreement.

This Lease Agreement contains an option to renew for one (1) extended term. Such term shall be for ten (10) years.

This Memorandum of Lease Agreement does not in any way modify, change, amend, or alter the Lease Agreement between the parties.

IN WITNESS WHEREOF, the Lessor and Lessee have respectfully signed and sealed this Memorandum of Lease Agreement as of the day and year first written above.

Witnesses:

Karen P. Crace
Jessie K. Chappin
James W. [unclear]
William H. [unclear]

Frank P. Guarino
Frank P. Guarino, Lessor

William Welborn
William Welborn, Lessee

SCOTT COUNTY REC. 1977

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