

MEMORANDUM OF LEASE

HAYWOOD MALL ASSOCIATES, a joint venture comprised of Haywood Mall, Inc., a Georgia corporation qualified to do business in the State of South Carolina, and Bellwether Properties, L.P., a New York limited partnership, of which Corporate Property Investors, a Massachusetts voluntary association, is the sole general partner (hereinafter called "Landlord"), hereby leases to Navarro, Inc. (hereinafter called "Tenant") and Tenant hereby rents from Landlord for a term beginning May 20, 1980 and ending at midnight on the date of the expiration of ten (10) full (XXXXXX(22)) calendar years from the last day of the calendar month in which the "Rental Commencement Date" occurs, store premises in Haywood Mall Shopping Center located on property situated in Greenville, Greenville County, South Carolina and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof:

* (successor by Assignment from Luis H. Navarro and Pauline E. Navarro)

** known as Space No. 2A8

All of the provisions set forth in that certain Lease Agreement, dated May 20, 1980, by and between the Landlord and the Tenant are hereby incorporated into and made a part of this Memorandum.

The "Rental Commencement Date" (as that term is defined in the Lease Agreement) is July 30, 1980.

The "Floor Area" (as that term is defined in the Lease Agreement) is 1440 1404 square feet.

"LANDLORD"

HAYWOOD MALL ASSOCIATES, a joint venture comprised of Haywood Mall, Inc., a Georgia corporation, and Bellwether Properties, L.P., a New York limited partnership

HAYWOOD MALL, INC.

By: [Signature] Its: Vice President

Attest: [Signature] Its: Assistant Secretary

(AFFIX CORPORATE SEAL)

BELLWETHER PROPERTIES, L.P.

BY: CORPORATE PROPERTY INVESTORS, a Massachusetts voluntary association as sole general partner

By: [Signature] Its: EXEC. VICE PRESIDENT

Attest: [Signature] Its: Secretary

(AFFIX SEAL)

"TENANT"

NAVARRO, INC.

By: [Signature] Its: President

(AFFIX CORPORATE SEAL)

Witness: Wanda Gardner
Witness: Carol A. Rudisue

Witness: [Signature]
Witness: Nadine Walters

Witness: Judy M. Jeffers
Witness: Bishop S. Lindley

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PLEASE INITIAL

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