COUNTY OF GREENVILLE

This memorandum of Lease is made and entered into this 16 day of July, 1984, by and between JES Properties, Limited Partnership, (hereinafter called "Lessor"), and Patewood Office Investors, a Joint Venture comprised of Westminister Company a North Carolina corporation authorized, qualified and doing business in the State of South Carolina and Easlan Capital, Inc. a South Carolina corporation (hereinafter called "Lessee");

## WITNESSETH:

- 1. Demised Premises. Lessor does lease, let and demise to Lessee and Lessee does hereby lease of and from Lessor, that certain real property, together with the improvements to be constructed thereon (hereinafter referred to as the "property") situate, lying and being in the County of Greenville, State of South Carolina, described in Exhibit "A" attached hereto and made a part hereof.
- 2. Term of Lease. The initial term of this Lease shall commence on the date hereof and shall extend for a period of twenty (20) years from said date. Lessee shall have six additional options to renew for ten (10) years each.
- 3. <u>Purchase Option</u>. Lessee shall have the right and option to purchase the property exercisable at any time during month twelve (12) through eighteen (18) of the terms hereof upon such terms and conditions as are set forth in the Lease between the parties.

800

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