

STATE OF SOUTH CAROLINA)
) MEMORANDUM OF AGREEMENT OF LEASE
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into as of this 3rd day of April, 1975, between C. Elizabeth McCoy, hereinafter called Landlord, and The Finest in Liquers, Inc., hereinafter called Tenant.

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 detained form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Landlord hereby leases unto the Tenant, its successors and assigns, and the Tenant hereby accepts as tenant 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 Tenant, its successors and assigns, for an initial term of ten (10) years, beginning on the date of April 3, 1975, as set forth in the detailed form of Lease, and for certain optional renewal terms as set forth in detail in the Lease, unless this Lease shall be sooner terminated under the terms of said Lease Agreement.

IN WITNESS WHEREOF, C. Elizabeth McCoy has caused these presents to be subscribed, and The Finest in Liquers, Inc. has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, J. Pat McCoy, II and Gregory L. Turner, all as of the day and year first above written.