

MEMORANDUM OF LEASE AGREEMENT

W I T N E S S E T H :

FILED
GREENVILLE CO. S.C.

THAT on June 15, 1978, the Trustees of Main Realty Holding Trust, a Trust organized under the laws of the Commonwealth of Massachusetts by Declaration of Trust, dated April 19, 1976, having an office c/o of The Leigh Company, 287 Northern Boulevard, Great Neck, New York ("Lessor") leased unto Dan River Inc., a Virginia corporation, ("Lessee"), according to the terms and conditions of a certain net, net, net LEASE AGREEMENT dated June 15, 1978, between said parties, for a primary term expiring August 9, 1997 at annual rental of \$97,000 with option of Lessee to renew for five years at annual rental of not less than \$97,000, the certain premises described as follows, to wit:

ALL that certain piece, parcel or lot of land in McAlister Plaza, in the City of Greenville, South Carolina, lying and being on the northwesterly side of Pleasantburg Drive, shown on a plat entitled "Section No. 2, Portion of McAlister Plaza", prepared January 2, 1964, more recently revised on October 28, 1966, by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP, Page 41, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Pleasantburg Drive (South Carolina Highway 291), which iron pin is the southerly corner of property heretofore conveyed to Woodside Mills, Inc., and running thence along the northwesterly side of Pleasantburg Drive S. 26-11 W. 100 feet to an iron pin; thence turning and running N. 63-49 W. 400 feet to an iron pin on the southeasterly side of Frederick Street; thence turning and running along the southeasterly side of Frederick Street N. 26-11 E. 100 feet to an iron pin, corner of property now or formerly of Woodside Mills, Inc.; thence turning and running with the line of the Woodside Mills, Inc. property S. 63-49 E. 400 feet to the point of BEGINNING.

This is the same property conveyed to Lloyd D. Auten by deed of the McAlister Corporation, recorded in the RMC Office for Greenville County on November 18, 1966, in Deed Book 809, page 37B.

This property is subject to certain restrictions and covenants (as amended) of record in the RMC Office for Greenville County, and to building setback lines and right-of-way of the Frontage Street shown on said plat, and to existing utility easements.

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