

MEMORANDUM OF LEASE

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THIS MEMORANDUM OF LEASE, by and between TRITOR U.S.A., INC., a Nevada corporation having an address at 120 Delaware Avenue, Buffalo, New York 14202 (referred to herein as "Landlord"), and LOEHMANN'S, INC., a Delaware corporation, having an office at 2500 Halsey Street, Bronx, New York 10461 (referred to herein as "Tenant"):

W I T N E S S E T H:

For and in consideration of the covenants hereinafter set forth, the parties have agreed as follows:

1. Landlord has leased to Tenant under a Lease dated *MARCH 4/11*, 1983 (the "Lease") certain premises (the "Demised Premises") to be located in a shopping center known as "Loehmann's Plaza" (the "Shopping Center") to be situated at the Northeast intersection of Old Spartanburg Road and Howell Road, Greenville, South Carolina the legal description of which is set forth on Schedule "A" attached hereto.
2. The Lease contains provisions pursuant to which Landlord is to complete the construction of the Demised Premises in the Shopping Center for the conduct of Tenant's business, which Demised Premises shall contain approximately 12,445 square feet of gross leasable first floor space.
3. This Lease provides that if and when Landlord completes the construction of the Demised Premises and fulfills certain other conditions, the Lease for the Demised Premises shall be for a term of fifteen (15) years commencing 30 days after the delivery of the Demised Premises to Tenant (subject to Tenant's option to cancel the Lease for the Demised Premises if such delivery is not made on or before February 1, 1984, and in accordance with the terms and conditions as set forth in the Lease).
4. The original term of the Lease for the Demised

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*Exhibit A*

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