

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MEMORANDUM OF LEASE

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THIS MEMORANDUM OF LEASE, is made and entered into this 10 day of

May, 1984 by and between SPINX OIL COMPANY, INC., a corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as "Lessor") and COLEMAN YOUNG ENTERPRISES, INC., a corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as "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, (hereinafter referred to as the "Premises") situate, lying and being in the County of Greenville, State of South Carolina, along the eastern side of Buncombe Road near the intersection of Buncombe Road and U. S. Highway 29 between other property of the Lessor and property of J. D. Miller, et. al. and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Buncombe Road at a joint corner with the property of J. D. Miller, et. al. and running thence along the eastern side of Buncombe Road N. 26-55 W. 71 feet to a point; thence running N. 68-30 E. 162 feet to a point; thence running S. 26-55 E. 71 feet to a point; thence running S. 68-30 W. 162 feet to an iron pin, being the point of beginning.

2. Term of Lease. The initial term of the Lease shall commence on the 15th day of August, 1984, and shall extend for a period of ten (10) years from said date. Lessee shall have the option to renew the Lease for three successive additional terms of five (5) years each.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 1984  
STAMP  
TAX  
30.76

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