

FILED
JUN 26 1984

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SHORT FORM LEASE

THIS INDENTURE OF LEASE, made as of June 1, 1984, between REAL ESTATE FUND INVESTMENT TRUST, a South Carolina corporation, (hereinafter called "Landlord"), and MALONE & HYDE, INC., a Tennessee corporation, with its principal offices in the City of Memphis, County of Shelby, State of Tennessee, (hereinafter called "Tenant").

WITNESSETH:

For and in consideration of One Dollar (\$1.00) and other valuable consideration paid and to be paid by the Tenant to the Landlord, the Landlord does demise and lease unto Tenant and the Tenant does lease and take from the Landlord upon the terms and conditions and subject to the limitations more particularly set forth in a certain Lease Agreement between the Landlord and Tenant, bearing even date herewith, to which Lease Agreement reference is hereby made for all the terms and conditions thereof, which terms and conditions are made a part hereof as fully and particularly as if set out verbatim herein, the premises situated in the Golden Strip Shopping Center, in the City of Mauldin, County of Greenville, State of South Carolina, consisting of land, together with improvements thereon, and more particularly described on the attached shopping center site plan, Exhibit "A".

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TO HAVE AND TO HOLD, the above described premises unto the Tenant for a term of five (5) years, commencing on ~~May~~ June 1, 1984, and ending on October 31, 1989, unless modified as herein provided.

LANDLORD in said Lease Agreement has granted to Tenant certain rights to renewal options which are exercisable by Tenant as provided in said Lease.

LANDLORD has agreed with Tenant that any mortgage placed on the premises or to be placed on the premises shall provide for non-disturbance of Tenant in the event of foreclosure, provided Tenant shall not default in the performance of its obligations under said Lease. Tenant has agreed that it will attorn to the Mortgagee in possession or the Purchaser at or in lieu of foreclosure provided its possession shall not be disturbed.

IN TESTIMONY WHEREOF, the above named Landlord and the above named Tenant have caused this instrument to be executed on the day and year set forth in Paragraph 1 of this Lease.

LANDLORD:

REAL ESTATE FUND
INVESTMENT TRUST

BY:

Stewart H. ...

WITNESS:

Walter B. McDonald
Margaret B. ...

TENANT:

MALONE & HYDE, INC.

BY:

P. R. Pettit
Peter R. Pettit,
Assistant Treasurer

ATTEST:

BY:

J. L. Crain, Jr.
J. L. Crain, Jr.,
Secretary

WITNESS:

Clayton ...
Robin ...

Prepared by:
Peter R. Pettit, Esquire
Malone & Hyde, Inc.
1991 Corporate Avenue
Memphis, TN 38132

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