

THIS MEMORANDUM of a lease made and entered into this 23rd day of July, 1984 by and between Rhodes - Southeast Investors Limited Partnership (hereinafter called "Lessor") and RHODES, INC., a Georgia corporation, (hereinafter called "Lessee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the covenants and agreements of the parties hereto to be kept and performed, as expressed in a certain written Lease executed concurrently herewith, the parties agree that Lessor has leased to Lessee for a term of 18 years commencing on July, 23, 1984 and expiring at midnight on May 31, 2002, with two renewal options for a period of five years each, the Lemised Premises located in Greenville County, State of South Carolina, and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Reference is made to said written Lease for all other provisions and conditions as set forth in same.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused these presents to be properly executed in all respects as required by law the day and year first above written.

LESSOR:

Signed, sealed and delivered in the presence of:

Roberta Z. Colton
Witness

Lige M. Hayden
Witness

Rhodes - Southeast Investors Limited Partnership

By: [Signature]
General Partner

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, deposes and says that ~~she~~he saw the within named RHODES-SOUTHEAST INVESTORS LIMITED PARTNERSHIP, sign, seal, and as its act and deed, deliver the within written instrument, and that ~~she~~he with the other above-subscribed witnessed the execution thereof.

Nela M. Fletcher
Roberta Z. Colton

SWORN to before me this 23rd day of July, 1984.

Nela M. Fletcher (L.S.)

Notary Public
My Commission Expires:

My Commission Expires October 15, 1986

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