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THIS INSTRUMENT DRAFTED BY:

R. E. Harg
(SIGNATURE OF DRAFTSMAN)

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

MEMORANDUM OF LEASE

PARKVIEW MALL, a Joint Venture, comprised of RCS, Inc., a North Carolina corporation with its principal office in Winston-Salem, Forsyth County, North Carolina, and K & H Investment Company, a partnership, having its principal office in Richmond, Virginia, hereby leases to G'ANZIE, INC., a North Carolina corporation of Winston-Salem, Forsyth County, North Carolina, for a term beginning on the 29th day of August, 1972, and ending on the 29th day of August, 1987, including all options to extend or renew, if any, the following property lying and being in Forsyth County, North Carolina, and more particularly described as follows:

SEE DESCRIPTION ON EXHIBIT "A" ATTACHED.

The provisions set forth in a written lease agreement between the parties dated the 13th day of October, 1971, are hereby incorporated in this memorandum.

This the 22nd day of October, 1973.

PARKVIEW MALL, a Joint Venture

By: RCS, INC., Joint Venturer

By *J. S. Kelley* (SEAL)
Attorney-in-Fact

K & H INVESTMENT COMPANY, Joint Venturer

By *Ho W. Kan* (SEAL)
Attorney-in-Fact

BOOK 1116P0269

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EXHIBIT "A"

BEGINNING at a point in the North line of Waughtown Street (N. C. Highway No. 150), said point being marked by an iron stake, the Southwest corner of a tract in Tax Block 1712 owned by Bennett-Glenn, Inc.; thence with the Northern right-of-way line of Waughtown Street (N. C. Highway No. 150), South 84° 02' West 333.41 feet to a point marked by an iron stake; thence North 05° 57' West 200 feet to a point marked by an iron near the center of the old right-of-way of Reynolds Park Road (now closed); thence South 84° 02' West 200 feet to a point marked by an iron stake in the East line of Reynolds Park Road (new); thence with the East line of Reynolds Park Road, North 05° 57' West 130.16 feet to an iron, the p.c. of a curve having a radius of 316.75 feet; thence with said curve a chord direction and distance of North 28° 18' 30" West 240.98 feet to an iron stake (the p.t. of said curve); thence North 50° 40' West 65.50 feet to an iron stake in the Northeast line of Reynolds Park Road, the southernmost corner of Lot No. 18 as shown on the plat of Parkview Acres recorded in Plat Book 16, at page 233, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the Southeast line of Lot No. 18, North 39° 31' 40" East 266.99 feet to an iron stake; thence with the East line of Lot No. 18 and Lot No. 14 and a part of the East line of Lot No. 13 of Parkview Acres, North 03° 17' 50" East 267.11 feet to an iron stake in the East line of Lot No. 13; thence along a new line, South 88° 20' 06" East 553.60 feet to an iron stake in the West line of Laura Avenue (as Laura Avenue is shown on the map of the J. M. McCuiston subdivision recorded in Plat Book 10, page 114, in the Office of the Register of Deeds of Forsyth County, North Carolina); thence with the West line of Laura Avenue, South 00° 58' 26" West 160.88 feet to a point marked by a fence post in the southern terminus of the western right-of-way line of Laura Avenue; thence crossing the southern terminus of Laura Avenue (the Southeast corner of the J. M. McCuiston subdivision) and falling in with the South line of the Max E. Cook property (Lot 48 of the J. M. McCuiston subdivision), South 85° 34' 16" East 85.60 feet to a fence post in Max E. Cooks South line (Lot 48 of the J. M. McCuiston subdivision), the Northwest corner of a 6.7-acre tract formerly owned by Carrie Stewart Chappell, said tract being in Tax Block 2609, Broadbay Township, Forsyth County, North Carolina, as set out in the tax maps of said county; thence with Chappell's North line, the South line of the Max E. Cook property (Lot 48 of the J. M. McCuiston subdivision) and with the South line of Lots No. 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19 and part of Lot No. 18 of the McCuiston property (Tax Block 2609) the following courses and distances: South 87° 16' 30" East 186.05 feet to an iron (the Southeast corner of Lot No. 29), South 87° 30' East 179.56 feet to an iron (the Southeast corner of Lot No. 23), South 86° 56' East 119.42 feet to an iron stake (the Southeast corner of Lot No. 19), South 84° 53' East 18.65 feet to an old iron in the South line of Lot No. 18, the Northwest corner of Lot No. 124-A, Block 2609, on the Forsyth County Tax Maps; thence with the West line of Lot No. 124-A and Lot No. 123-A, South 02° 32' West 439.34 feet to an iron stake in the North line of Lot No. 107, Block 2609; thence with the North line of Lot No. 107, North 86° 27' West 65.56 feet to an iron stake, the Northwest corner of Lot No. 107; thence with the West line of Lot No. 107, South 05° 05' 30" West 162.00 feet to an iron stake at the Northeast corner of Lot No. 1-W, Block 1712; thence North 86° 51' West 179.95 feet to an iron stake in the Northwest corner of Lot No. 3-W, Block 1712 (the Northeast corner of Lot No. 4-W, Block 1712); thence with the West line of Lot No. 3-W, South 03° 56' West 174.18 feet to an iron stake in the North line of N. C. Highway No. 150 (Waughtown Street); thence with the North line of N. C. Highway No. 150 (Waughtown Street) South 84° 04' West 51.9 feet to an iron stake, the Southwest corner of Lot No. 4-W, continuing in the same direction 40.8 feet to an iron stake in the Southeast corner of Lot No. 4, and continuing thence with the South line of Lot No. 4, 50.0 feet to an iron stake at the Southeast corner of a tract owned by Bennett-Glenn, Inc.; thence with the West line of Lot No. 4, the East line of Bennett-Glenn, Inc., North 06° 15' East 197.11 feet to an iron stake, the Northwest corner of Lot No. 4 (the Northeast corner of a lot or parcel owned by Bennett-Glenn, Inc.); thence North 86° 44' West 122.48 feet to an iron stake, continuing thence 50.86 feet (a total of 173.34 feet) to an iron stake in the East line of a tract formerly owned by the Estate of Walter W. Hines, the new Northwest corner of the Bennett-Glenn, Inc. tract; thence with the East line of the Hines tract, the West line of Bennett-Glenn, Inc., South 02° 54' West 220.85 feet to the point and place of BEGINNING, containing 21.228 acres, more or less, and being the Northwestern portion of Lot No. 1, all of Lots No. 2, 4, 4-W and a parcel designated on the tax map as "Road" (said parcel lying between Lots No. 4 and 4-W) all in block 1712 of the Forsyth County Tax Maps; and Lot No. 106 (Lots 106-A and 106-B), of Block 2609, all of which property was formerly owned by the Estate of Carrie S. Chappell except Lot No. 4-W which was formerly owned by Lewis D. Chappell, and the portion of Lot 1 which was formerly owned by Bennett-Glenn, Inc.; and the following property which was acquired from the Estate of Walter W. Hines: Parts of Lots 75, 98 and 100, and all of Lots 76, 77, 78, 79, 80, 99 (99-A and 99-B), 101, 102, 103, 104, 105 and all of that portion of Reynolds Park Road and all of Ebert Street (whether or not closed) as are shown on the map of Tax Block 2609 of the Forsyth County Tax Maps, and Lot No. 4-B, Block 2604; and Lot No. 11, Block 2604, which was acquired from Dorothy L. Hines.

BOOK 1116P0270

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STATE OF NORTH CAROLINA -- COUNTY OF FORSYTH

I, Patricia S. Sice/loff, a Notary Public of said County and State, do hereby certify that S. O. KELLEY, Attorney-in-Fact for RCS, Inc., a North Carolina corporation, a Joint Venturer, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing instrument for and in behalf of RCS, Inc., and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on February 24, 1971, in Deed of Trust Book 1065, at page 104, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that the said S. O. KELLEY acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said RCS, Inc. I do further certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal, this 22nd day of October, 1973.



OFFICIAL SEAL
PATRICIA S. SICELOFF
Notary Public, North Carolina
County of Forsyth
My commission expires July 24, 1977

Patricia S. Sice/loff
Notary Public

My commission expires: July 24, 1977

STATE OF North Carolina -- COUNTY OF Forsyth

I, Patricia S. Sice/loff, a Notary Public of said County and State, do hereby certify that George W. Kane, Jr., Attorney-in-Fact for K & H Investment Company, a partnership, a Joint Venturer, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing instrument for and in behalf of K & H Investment Company, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on February 24, 1971, in Deed of Trust Book 1065, at page 104, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that the said George W. Kane, Jr. acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said K & H Investment Company. I do further certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal, this 24th day of October, 1973.



OFFICIAL SEAL
PATRICIA S. SICELOFF
Notary Public, North Carolina
County of Forsyth
My commission expires July 24, 1977

Patricia S. Sice/loff
Notary Public

My commission expires: July 24, 1977

STATE OF NORTH CAROLINA--Forsyth County

The foregoing (or annexed) certificate of Patricia S. Sice/loff, N.P. (here give name and official title of the officer signing the certificate, passed upon)

Larsen Co., N.C.

(are) certified to be correct. PRESENTED FOR day of October 19 73.

REGISTRATION
AND RECORDED

Eunice Ayers, Register of Deeds

By Rich M. Barclay Deputy Assistant

Probate fee 50¢ paid.

OCT 24 12 03 PM '73

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CO., N.C.
\$4.00
K.S.

BOOK 1116 P 0271

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