

THIS INSTRUMENT DRAFTED BY:

Richard W. Hase
(SIGNATURE OF DRAFTSMAN)

10

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 THE SHOE SHOW OF KINSTON, INC., a North Carolina corporation, of Kinston, North Carolina for a term beginning the 1st day of September, 1973, and ending the 31st day of August, 1993, 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 SCHEDULE "A" ATTACHED.

The provisions set forth in a written lease agreement between the parties dated the 9th day of May, 1973 are hereby incorporated in this memorandum.

This the 9th day of May, 1973

LANDLORD:

PARKVIEW MALL, a Joint Venture

By: RCS, Inc., a Joint Venturer

By [Signature] (SEAL)
Attorney-in-Fact

K & H INVESTMENT COMPANY, a Joint Venturer

By [Signature] (SEAL)
Attorney-in-Fact

TENANT:

THE SHOE SHOW OF KINSTON, INC.

By [Signature]
President

ATTEST:
[Signature]
Secretary

BOOK 1110P0019

424 RV 2

SCHEDULE 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. Cook's 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 Lot No. 106 in Tax Block 2609 on the Forsyth County Tax Maps; thence with Chappell's West line, South 02° 53' 30" East 402.0 feet, more or less, to a point marked by an iron stake in the Northeast corner of a lot or parcel of land conveyed by Bennett-Glenn, Inc. to the grantees herein on or about the date of this deed; thence with Bennett-Glenn, Inc.'s North line, South 87° 27' West 51.55 feet to a point, Bennett-Glenn, Inc.'s Northwest corner; thence with the West line of Bennett-Glenn, Inc., South 02° 54' West 410.13 feet to a point marked by an iron stake in the North right-of-way line of N. C. Highway No. 150 (Waughtown Street); thence along said right-of-way line, South 84° 02' West 333.41 feet to the point and place of BEGINNING.

Being parts of Lots 75, 98, 100, 101 and Reynolds Park Road, as shown on the map of Block 2609 of the Forsyth County Tax Maps, and Lots 76, 77, 78, 79, 80, 99 (99-A and 99-B), 102, 103, 104, 105, Ebert Street (whether or not closed) also as shown on the map of Block 2609 of the Forsyth County Tax Maps; and Lot 4-B and Lot 11, as shown on the map of Block 2604 of the Forsyth County Tax Maps.

BOOK 111 OP 0020

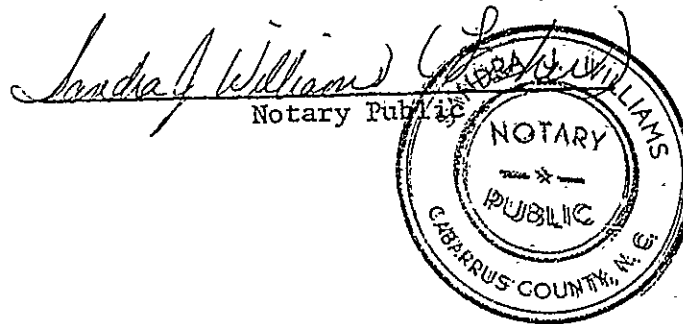
424 RV-2

STATE OF
COUNTY OF

I, Sandra J. Williams (Fisher), Notary Public, certify
that Carolyn C. Tucker personally appeared before me this
day and acknowledged that she is Secretary of The Shoe Show of Kinston, Inc.,
and that by authority duly given and as the act of the corporation, the
foregoing instrument was signed in its name by its President, sealed with
its corporate seal and attested by ~~him~~^{her}self as its Secretary.

Witness my hand and Notarial Seal this 9th day of May,

19 73



My commission expires:

May 6, 1976

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 document 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 10th day of May,

19 73.



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

BOOK 1110P0021

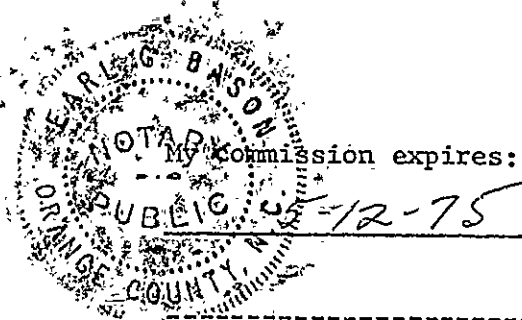
STATE OF North Carolina

COUNTY OF Orange

I, Earl H. Bass, 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.

1973. WITNESS my hand and notarial seal, this 15th day of May.

Earl H. Bass
Notary Public



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Dandra J. Williams (Wisher) N.P. Cabarrus Co. N.C.
(here give name and official title of the officer signing the certificate passed upon)

Patricia Sicheloff, N.P. Forsyth Co. N.C. and Earl H. Bass, N.P. Orange Co. N.C.

(are) certified to be correct. This the 18 day of July 1973.

Probate fee 50¢ paid.

\$5.00 pd

PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 18 10 32 AM '73

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

J.G.

Eunice Ayers, Register of Deeds

By Nancy Stellar Deputy-Assistant

BOOK 1110P0022

424 RV 2