

JUL 7 12 55 PM '99

Record and return to:
 OFFICE DEPOT, INC.
 2200 Old Germantown Road
 Delray Beach, FL 33445
 Attention: Mark McCorkle
 Lease Administration Dept.

BK 81 PG 625
 W.E. DAVIS CH. CLK.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") made as of the 5th day of APRIL, 1999,
 by and between OFFICE DEPOT, INC., a Delaware corporation ("Tenant"), and CENTRES SOUTHAVEN
 a(n) FLORIDA LIMITED PARTNERSHIP ("Landlord"). LIMITED PARTNERSHIP

WITNESSETH:

1. Premises. Landlord and Tenant have entered into a lease ("Lease") dated APRIL
5, 1999, for that certain parcel of real property lying, being and situate in DESOTO County,
 Southaven, Mississippi, together with the Building containing approximately thirty thousand (30,000) square
 feet to be erected thereon, being more particularly described on EXHIBIT A attached hereto and made a part
 hereof (the "Premises").

2. Term and Renewal Options. The term of the Lease is for twenty (20) years. When the exact
 commencement and termination dates of the initial term of the Lease are determined, the parties agree to
 execute a recordable supplement to this Memorandum which will set forth such dates.

If the Lease is still in full force and effect, and if Tenant shall not be in default under the terms of the Lease,
 Tenant shall have two (2) successive five (5) year options of extension.

3. Incorporation of Lease. This Memorandum is for informational purposes only and nothing
 contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of
 the Lease, the terms of which are incorporated herein by reference. This instrument is merely a memorandum
 of the Lease and is subject to all of the terms, provisions and conditions of the Lease. In the event of any
 inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

4. Binding Effect. The rights and obligations set forth herein shall be binding upon and inure
 to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

