

LEASE AGREEMENT

The William Harris Company
c/o McKee and McFarland, Inc.
2831 Airways Boulevard, Ste 211
Memphis, TN 38132
na

PBK 90 PG 331

"EXHIBIT E"

SHORT FORM LEASE

THIS INDENTURE, made and entered into this 1st day of March, 2001, between The Harris/Ramey Company, hereafter called "LESSOR", and Carin L. Shipp d/b/a Hope Thrift Store, a sole proprietorship having its principal office and place of business at 8535 Highway 51 North, Southaven, Mississippi 38671, hereinafter called "LESSEE".

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances (hereinafter the word "premises" shall be construed to include both premises and appurtenances) in the City of Southaven, County of DeSoto, State of Mississippi, to wit:

8535 Highway 51 North
Southaven, Mississippi 38671

TO HAVE AND TO HOLD the same for a term of twenty four (24) months beginning March 1, 2001 at an annual rental of \$1.00 and for other good and valuable consideration during the primary term hereof.

This Lease incorporates by reference and shall be construed in connection with a Long Form Lease executed this day between the parties. Notwithstanding anything to the contrary contained herein, all rights and obligations of Lessee and Lessor any persons claiming by, through or under them shall be subject to all terms and conditions of said Long Form Lease, including, but not limited to references to certain priority lien rights on personal property and tenant improvements in favor of the Lessor/Owner.

The parties "Lessor" and "Lessee", and verbs and pronouns relating thereto, as used herein, shall include male, female, singular, plural, corporation, partnership or individual, as may fit the particular parties.

IN WITNESS WHEREOF, the parties hereto have executed this Lease in duplicate the day and year first above written.

OWNER/LESSOR

TENANT/LESSEE

The Harris/Ramey Company

Carin L. Shipp d/b/a Hope Thrift Store, Inc.,
a Mississippi corporation

By: [Signature]
William C. Harris, Jr., Authorized Agent

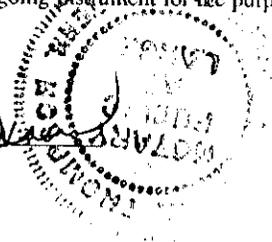
By: [Signature]
Carin L. Shipp

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, [Signature] a Notary Public in and for the aforesaid State and County, personally appeared William C. Harris, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Authorized Agent of the within named bargainor and that he as such Authorized Agent being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal, at office, this 2nd day of April, 2001.
My Commission Expires July 30, 2002

[Signature]
Notary Public



STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, [Signature] a Notary Public in and for the aforesaid State and County, personally appeared Carin L. Shipp, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the owner of the within named bargainor and that she as such owner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal, at office, this 2nd day of April, 2001.
My Commission Expires July 30, 2002

[Signature]
Notary Public



STATE MS. - DESOTO CO.
FILED

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BK 90 PG 331
W.C. HARRIS, JR.

Initial

Initial