

to, and the Tenant has caused to be constructed, partly on a portion of said property and partly on adjoining property leased from Walter S. Griffin, Jr., two buildings comprising a twenty-three (23) bedroom addition to the motor hotel constructed by Landlord. The parties are desirous of entering into a ground lease whereby Landlord leases to Tenant the two parcels of land below described which were used by Tenant in constructing the twenty-three (23) bedroom addition so that Tenant may lease back the same to Landlord along with the Griffin property in order that the Landlord may control the entire motor hotel, including said addition.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and the rental monies to be paid by the Tenant to the Landlord, the parties hereto do agree as follows:

PREMISES. That the Landlord does hereby demise and lease unto the Tenant the premises, with the buildings and improvements hereafter to be erected thereon, described as follows:

Parcel 1. All that certain piece parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northerly side of West Elford Street, in the City of Greenville, South Carolina, and being a portion of the property owned by Mallie B. Dunlap and D. O. Dunlap, and having according to a survey made by Dalton & Neves, for Greenville Motel Co., Inc., dated May, 1960, revised August, 1960, and recorded in the RMC Office for Greenville County, S. C., in Plat Book UU, page 153, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northerly side of West Elford Street, said pin being the joint front corner of the Griffin Property and the Dunlap Property, and being located 205.8 feet West of the Northwesterly corner of the intersection of West Elford Street and North Main Street, and running thence along the joint line of said properties, a portion of which line is through a building located thereon, the following courses and distances; N 18-25 E 102.6 feet to a point; N 19-49 E 33 feet to a point; S 60-37 E 18.85 feet to a point on the outer face of a concrete wall; thence turning and running along the outer face of said concrete wall N 20-58 E 3.4 feet to a corner of said wall; thence turning and running along the outer face of said concrete wall and with the outer face of the brick wall of said building N 69-05 W 23.1 feet to a point; thence turning and running on a line through the face of said wall and with a joint wall, the entire length of said building and beyond, S 20-58 W 134.7 feet to an iron pin on the Northerly side of West Elford Street, thence turning and running along the Northerly side of West Elford Street S 60-24 E 9.8 feet to the point of beginning.

Parcel 2. All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being near the northerly side of