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STATE OF SOUTH CAROLINA)
) ASSIGNMENT OF LEASE
COUNTY OF GREENVILLE)

WHEREAS, SOUTHERN MORTGAGE INVESTMENT CO., INC., a South Carolina corporation (hereinafter referred to as "OWNER") is the present owner of the leasehold interest in the property briefly described as follows: Griffin Property and portion of Dunlap Property, north side of West Elford Street, in the City of Greenville, S. C., pursuant to lease agreement dated March 2, 1961, by and between GREENVILLE MOTEL CO., INC., a South Carolina corporation (hereinafter referred to as "MOTEL CO."), as Lessor, and the Owner as Lessee, said lease being properly recorded in the RMC Office for Greenville County, S. C., and to which reference is hereby craved; and

WHEREAS, the property so leased constitutes a 23 bedroom addition to a motor hotel known as Cabana Inn, which motel (not including the addition) was erected by Owner on the property referred to above, and leased to Stiles-McAlpin Hotel Co., Inc., pursuant to lease dated April 25, 1959, which provides for a minimum annual rental of \$42,000.00, plus certain bonus rentals; and

WHEREAS, Owner has by addendum to said Stiles-McAlpin lease of April 25, 1959, leased to Stiles-McAlpin the property comprising the 23 bedroom addition (leased by Owner from Motel Co.), said addendum dated March 2, 1961, both the lease and addendum being recorded in the RMC Office for Greenville County, S. C.; and

WHEREAS, said addendum increases the rental to be paid by Stiles-McAlpin to Owner, because of the expanded facilities, from \$42,000.00 annual minimum rent to \$59,220.00 annual minimum rent, plus certain bonus rentals; and

WHEREAS, the rental being paid by Owner to the Motel Co. pursuant to the terms of a lease dated March 2, 1961, recorded in said RMC Office, is \$17,220.00 per year, as minimum rent, plus 30% of all bonus rents received by Owner from Stiles-McAlpin on the total project (the original motel plus the 23 bedroom addition); and

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