

Whereas the Lessor, as the Licensee under a License Agreement dated October 17, 1966, uses a portion of the land and premises mentioned and described in, and leased to, the Lessor under the Prime Lease which is mentioned and described in Article XI of this Lease for the operation of a Howard Johnson's Motor Lodge, (said portion of said land and premises being hereinafter referred to as the "Motor Lodge Premises") and whereas it is the desire of the parties hereto that the parking areas upon the said Motor Lodge Premises and the parking areas upon the Demised Premises shall be used in common for the parking of automobiles of the patrons, guests and customers of the Lessee and of the Lessor, therefore, it is hereby understood and agreed that during the term of this Lease and any extensions thereof that the parking areas on the Motor Lodge Premises and on the Demised Premises, as aforesaid, shall be used in common for the parking of automobiles of the patrons, guests and customers of the respective parties hereto, as aforesaid, and that neither the Lessor nor the Lessee nor their successors or assigns shall erect or place any physical barriers of any kind or nature whatsoever between the Demised Premises and the said Motor Lodge Premises and that neither of the parties hereto nor their successors or assigns shall place or erect any additional buildings or structures upon the respective parking areas as the same presently exist nor in any other way reduce the areas or capacities of the said respective parking areas below the areas and capacities thereof as the same presently exist.

The covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have caused these presents to be duly executed as a sealed instrument as of the day and year first above written.

WITNESSES:

GREENVILLE RESTAURANTS, INC.

ella S. Jackson

By: [Signature]

J.C. Kashner

Attest: H.M. Melton

As to Lessor

HOWARD JOHNSON COMPANY (INC.)

Martha B. Thompson

By: Howard A. Johnson
President

Marion J. Creamer

As to Lessee

Attest: Eugene D. [Signature]
Secretary