

ADDENDA

(F) In the event the Prime Lease is terminated for any reason prior to the expiration of the then current term of this Lease, Lessee, at its option, may attorn to the Fee Owners under this Lease and pay the rents payable by Lessee hereunder to the Fee Owners directly.

(G) Lessor hereby further covenants and agrees that in the event Lessor does not intend to renew the Prime Lease as in and by Paragraph 2. of the Prime Lease provided, it will give written notice thereof to Lessee at least ten (10) months prior to the expiration of the original term of the Prime Lease or of any renewal terms thereof, as the case may be, and thereupon, at the election of the Lessee herein, the Prime Lease shall, by virtue of these presents, be and be deemed to be automatically assigned to Lessee herein, without any further act or deed.

It is hereby further understood and agreed that in the event the Lessor shall fail, refuse or neglect to effectively renew the Prime Lease as in and by Paragraph 2. thereof provided, or in the event Lessor shall fail, refuse or neglect to give written notice to the Lessee of its intention not to renew the Prime Lease, as aforesaid, that then, and in such event or events, at the election of the Lessee herein, the Prime Lease shall, by virtue of these presents, be and be deemed to be automatically assigned to the Lessee herein, without any further act or deed.

At the Lessee's request, Lessor shall promptly execute and deliver to Lessee a separate instrument in recordable form as further evidence of, and in further confirmation of any such assignment."

ADDENDUM TO ARTICLE XII.

Paragraph b) of Article XII within is hereby modified and amended by adding at the end thereof and making a part thereof the following additional language:

"The Lessor has advised the Lessee that as part of the Howard Johnson's Motor Lodge mentioned and described in Article XXXIV of this Lease and in connection therewith, the Lessor operates a lounge known as "Wicked Witch Lounge" for the service of ice and soda to guests and patrons of the said Motor Lodge and to others who may desire such service. The Lessor also desires to make provision for the service of alcoholic and non-alcoholic beverages within said Wicked Witch Lounge if and when the laws of the State of South Carolina shall permit the same. Therefore, notwithstanding the terms, covenants and conditions of this Paragraph b), to the extent that the same may be permitted by the laws of South Carolina, the Lessor may sell ice and alcoholic and non-alcoholic beverages within the said Wicked Witch Lounge as a convenience to its Motor Lodge patrons and others and in connection therewith may sell or furnish, free of charge, peanuts, popcorn, potato chips and pretzels. It is hereby further understood and agreed as a condition for the permission to sell ice, alcoholic and non-alcoholic beverages, as aforesaid

Addenda page 4 to lease dated November 19, 1971
between GREENVILLE RESTAURANTS, INC. Lessor
and HOWARD JOHNSON COMPANY (INC.) Lessee

Initial:
Lessor: HJM
Lessee: HJC

(CONTINUED ON NEXT PAGE)