

MEMORANDUM OF LEASE AGREEMENT

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THIS MEMORANDUM OF LEASE AGREEMENT is executed as of this 30th day of August, 1983, by and between SWS International, Inc. and New Greenville Development Company, a South Carolina limited partnership d/b/a New Greenville Hotel Company (hereinafter referred to as "Landlord"), and New Greenville Hotel Partnership, a South Carolina Partnership (hereinafter referred to as "Tenant");

WITNESSETH:

Landlord and Tenant have entered into a written Lease Agreement whereby Landlord has leased and demised to Tenant certain real property described in Exhibit A, attached hereto and incorporated herein, which property is generally known as "The New Greenville Holiday Inn". The lease is for a period of twenty years from and after the date of the opening of business. This Memorandum of Lease has been executed by Landlord and Tenant and has been recorded for the purpose of putting interested parties on notice of the existence of such Lease.

The parties acknowledge that the Property is encumbered by a first mortgage executed by SWS International, Inc. in the original amount of \$8,600,000.00. The lease shall in all respects be subject and inferior to such mortgage.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease Agreement to be duly executed and delivered, as of the day and year first set forth above.

LANDLORD: SWS INTERNATIONAL, INC.

By: [Signature]
Wesley B. Warten, Jr.,
President

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

NEW GREENVILLE DEVELOPMENT COMPANY
d/b/a New Greenville Hotel Company

By: [Signature]
Julian LeCraw,
General Partner

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

TENANT:

NEW GREENVILLE HOTEL PARTNERSHIP
Through its Partners

RODRIGUEZ GREENVILLE HOTEL, INC.

By: [Signature]
Joseph Rodriguez, President

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

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