

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) LEASE

THIS INDENTURE OF LEASE, made and entered into this 2nd day of March, 1961, by and between SOUTHERN MORTGAGE INVESTMENT CO., INC., a corporation organized and existing under the laws of the State of South Carolina, with its principal office at 407 North Main Street, Greenville, South Carolina, hereinafter called the "LANDLORD", and GREENVILLE MOTEL CO., INC., a corporation organized and existing under the laws of the State of South Carolina, with its principal office located in Calhoun Towers in the City of Greenville, South Carolina, hereinafter called the "TENANT",

WITNESSETH:

The Landlord is lawfully seized of certain premises, located partly on the Northeasterly side of West Elford Street and partly on the Westerly side of North Main Street in the City of Greenville, South Carolina, more fully described in a certain lease agreement dated March 1, 1953, by and between Mallie B. Dunlap and D. O. Dunlap, as Lessor, and The Main-Elford Corporation, as Lessee, recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 483, Page 91, which lease was assigned by The Main-Elford Corporation to R. M. Caine by agreement dated June 1, 1956, and recorded in said R. M. C. Office in Deed Book 558, Page 35, and assigned by R. M. Caine to Southern Mortgage Investment Co., Inc., and recorded in said R. M. C. Office in Deed Book 615, Page 123, which instruments are by reference incorporated herewith and made a part hereof.

The Tenant is seized of certain premises adjoining the land above-referred to pursuant to a lease dated October 8, 1959 by and between Walter S. Griffin, Jr., as Lessor, and Greenville Motel Co., Inc., as Lessee, which lease is recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 637, Page 71 and amended by addendum dated March 2, 1961, recorded in said R. M. C. Office in Deed Book 670, Page 218. The Landlord herein has caused to be constructed certain motel buildings upon the property described in the lease agreement dated March 1, 1953, above-referred

(Continued on Next Page)