

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 2nd day of March, 1961, by and between GREENVILLE MOTEL CO., INC., a corporation organized and existing under the laws of the State of South Carolina (hereinafter designated as Lessor), and SOUTHERN MORTGAGE INVESTMENT CO., INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter designated as Lessee),

WITNESSETH:

The Lessor is lawfully seized of the premises below described, (a) the major portion thereof pursuant to lease agreement dated October 8, 1959 by and between Walter S. Griffin, Jr., as Landlord, and Greenville Motel Co., Inc., as Tenant, as amended by addendum dated March 2, 1961, both the lease and the addendum being recorded in the RMC Office for Greenville County, South Carolina, and (b) the remaining portion thereof pursuant to lease agreement dated March 2, 1961 by and between Southern Mortgage Investment Co., Inc., as Landlord, and Greenville Motel Co., Inc., as Tenant, and recorded in the RMC Office for Greenville County, South Carolina.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and of the rental monies to be paid by the Lessee herein to the Lessor herein, the parties hereto do agree as follows:

1. PREMISES: In consideration of the covenants and conditions hereinafter contained and of the rental to be paid by the Lessee, the Lessor does hereby lease and demise unto the Lessee and the Lessee hereby accepts as tenant (for the purpose of operating a motor hotel thereon), the following described premises:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northerly side of West Elford Street, in the City of Greenville, South Carolina, being shown as property of Greenville Motel Co., Inc. on a plat thereof made by Balton & Neves, dated May, 1960, revised August 1960, and recorded in the RMC Office for Greenville County, S. C. in Plat Book UU, page 153, and having according to said plat the following metes and bounds, to-wit:

(Continued on Next Page)

For Cancellation of Lease and Assignment See Deed Book 1012 Page 421
For Assignment of Lease See Deed Book 670 Page 265