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BOOK 1156 PAGE 655

STATEMENT OF COMMENCEMENT OF GROUND LEASE TERM

THIS STATEMENT OF COMMENCEMENT OF GROUND LEASE TERM, entered into this 17th day of April, 1981, by and between CP ENTERPRISES (hereinafter "Lessor") whose address is c/o Cutchin Company, 110 Manly Street, Greenville, South Carolina 29601, and United States Steel and Carnegie Pension Fund, a Pennsylvania non-stock corporation (hereinafter "Lessee"), whose address is 767 Fifth Avenue, New York, New York 10022

WITNESSETH:

WHEREAS, the Lessor and Burger King Corporation entered in a Ground Lease dated January 6, 1981, which lease demised the real property, lying, being and situated in Greenville, South Carolina, and being more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, by Assignment of Ground Lease dated January 19, 1981, recorded on February 3, 1981, in the Official Records of Greenville County, South Carolina, as amended by Amended Assignment of Ground Lease dated April 16, 1981, recorded on April 17, 1981, in the Official Records of Greenville County, South Carolina, Burger King Corporation assigned its right, title and interest in and to the Ground Lease, as Lessee, to G & T Trading Company, a Minnesota Corporation, and

WHEREAS, by Assignment of Ground Lease and Deed of Improvements recorded on April 17, 1981, in the Official Records of Greenville County, South Carolina, G & T Trading Company, assigned its right, title and interest in and to the Ground Lease as Lessee, to United States Steel and Carnegie Pension Fund; and

WHEREAS, in accordance with the terms of said Ground Lease, the Lessor and Lessee desire to ratify the Commencement Date of the term and the date of expiration of the said lease by a written document in recordable form.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed as follows:

1. The Commencement Date of the term of the above described lease was April 20, 1981, and the date of expiration is April 19, 2001, together with four (4) five (5) year options to renew.

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U.S. Steel 1st Draft
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