

above referred to on January 10, 1973.

3. That having acquired title to the real estate upon which the Greenville Imperial Motel is situate, by January 10, 1973, either by purchase or by way of condemnation from Central Realty Corporation, the Buyer will by an instrument in writing cancel that certain lease of Central Realty Corporation to Imperial 400 National, Inc., dated March 23, 1964 and recorded in the office of the Clerk of Court for Greenville County in Deed Book _____ at page _____, whereupon said Buyer will simultaneously enter into a lease with said Seller under the terms of which it will lease to the said Seller, the said real estate upon which said motel is situate upon the following terms and conditions:

(a) That said lease shall be and extend for a term of eighteen (18) months from January 10, 1973 at a monthly rental of Eight Hundred and no/100 (\$800.00) Dollars per month, plus an amount each month equal to one-twelfth (1/12) of the annual combined city and county taxes for the year 1972 upon said real property, said rental to be paid monthly in advance, with an acceleration clause in the event the Lessee should become in default for a period of thirty (30) days or more.

(b) That in addition thereto, the Lessee shall furnish to the Lessor a paid up insurance policy insuring the buildings in a minimum amount of Two Hundred Ninety-Three Thousand Nine Hundred and no/100 (\$293,900.00) Dollars, the furnishings in an amount not less than Seventy-Two Thousand Six Hundred and no/100 (\$72,600.00) Dollars and a public liability insurance policy in an amount of One Million and no/100 (\$1,000,000.00) Dollars.

(c) That if the Lessor should not require the property being leased in connection with its expansion program in the City of Greenville, the Lessee shall have the privilege and option of extending the term of said