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specifically reserves the right to renegotiate a new lease with the present subtenant, Pure Oil Company, or some other individual or entity upon the expiration of the terms set out in the lease of Pure Oil Company until such time as the original lease given by Zeadora B. Reeves, 765/407, expires. It is understood and agreed with reference to this portion of the property lease by Zeadora B. Reeves, 765/407, retained by Jimmy O'Quinn, that Jimmy O'Quinn shall be responsible for the ad valorem property taxes attributable to the leasehold interest retained by Jimmy O'Quinn. It is further understood and agreed with reference to the Pure Oil Company lease that Cricket Inn-Greenville, Ltd. shall be responsible to Zeadora B. Reeves pursuant to the terms and conditions of her lease in a sum not to exceed \$150.00 per annum, this being 30 per cent of ground rent, until the expiration of said lease from Zeadora B. Reeves. In the event Jimmy O'Quinn, his heirs, successors or assigns modify or amend the terms of that sublease to Pure Oil Company so that Pure Oil Company, its successors or assigns, pays more than \$5,000.00 in ground rent per annum, or in the event Jimmy O'Quinn, his heirs, successors or assigns agree to pay any additional sums which might become due to Zeadora B. Reeves, her heirs, successors or assigns.

This assignment of lease is subject, however, to that certain sublease given by Jimmy O'Quinn, Herbert J. Wright, and W. Glenn Hawkins to Harold Butler Enterprises No. 592, recorded in short form in Deed Books 944 at Page 499 and 962 at Page 170 in the RMC Office for Greenville County. Jimmy O'Quinn hereby assigns, sets over and transfers all of his right, title and interest in and to said sublease to Cricket Inn-Greenville, Ltd., a limited partnership, its successors and assigns.

This assignment of lease is subject, however, to those conditional assignments of leases made to Carolina Federal Savings & Loan Association for the purpose of further securing said institution for its loan in the amount of \$900,000.00.

This assignment of lease is further subject, however, to that certain easement given Harold Butler Enterprises No. 592, on record in the RMC Office for Greenville County, to enable said subtenant to erect an advertising