

ADDENDA

ADDENDUM TO ARTICLE II

Article II within is hereby modified and amended by striking and deleting therefrom the first printed paragraph thereof; appearing on page 2 of this Lease, and by substituting in place and in stead thereof and making a part of said Article II a new paragraph, which shall be placed at the beginning of said Article II, and which shall read as follows:

"The Lessee, its successors and assigns are to have and to hold the Demised Premises, together with the rights and appurtenances there- to for an original term which shall commence to run from and after the date when full and complete physical possession of the Demised Premises, together with the restaurant and restaurant business there- on and all other property, shall have been delivered to the Lessee as stated in Paragraph X of the Agreement dated as of the 19th day of November 1971, by and between the Lessor hereunder as Seller, and the Lessee hereunder as Purchaser, providing among other things for the sale of the said restaurant and restaurant business on the Demised Premises to the Lessee, (said Agreement being hereinafter referred to as the 'Contract of Sale') and which shall expire on July 30, 1988. The date said original term commences shall be called in this Lease the 'commencement date'. In order to avoid any subsequent controversy as to the exact 'commencement date' of this Lease, the parties hereto agree upon demand of the other to execute a written declaration in recordable form expressing the commencement and termination dates of the term hereof, when such exact dates have been determined."

NEW ARTICLE XI

Article XI within is hereby deleted in its entirety and the within Lease is hereby modified and amended by adding thereto and making part thereof a new Article XI, which shall read as follows:

"XI

(A) The Lessor herein named, (hereinafter sometimes called the "Ground Tenant"), warrants and represents, as follows:

(1.) That by Lease Agreement dated December 1, 1966, JAMES P. MOORE and OTIS P. MOORE, (hereinafter called the "Fee Owners") leased to JAMES B. LITTLE (hereinafter called "LITTLE"), the following described property:

All that parcel of land in the City of Greenville, County of Greenville, State of South Carolina, bounded by Mills Avenue, Augusta Street and Otis Avenue, said property having a front- age on Mills Avenue of 266.3 feet, a frontage on Augusta Street of 213.1 feet, and a frontage on Otis Avenue of 255.9 feet.

except such portion as may be required to be conveyed to the

Addenda page 1 to lease dated November 19, 1971
between GREENVILLE RESTAURANTS, INC. Lessor
and HOWARD JOHNSON COMPANY (INC.) Lessee

Initial:
Lessor HJM
Lessee HJD