

FILED  
GREENVILLE CO. S. C.  
OCT 17 4 43 PM '80  
JOHN W. BANKERSLEY  
R.M.C.

BOOK 1135 PAGE 650

GROUND LEASE

This Agreement, made as of the 14<sup>th</sup> day of August, 1980, by and between CAMEL COMPANY, a partnership organized under the laws of the State of South Carolina (hereinafter sometimes called "Landlord"), and HYATT GREENVILLE CORPORATION, a corporation organized under the laws of the State of Delaware (hereinafter sometimes called "Tenant"),

R E C I T A L S

- A. Tenant desires to lease the following described premises (hereinafter referred to as the "Premises") located in Greenville County, South Carolina and more particularly described on Exhibit A attached hereto and made a part hereof.
- B. Tenant intends to construct on the Premises a 350 room first-class hotel (the "Hotel") and an office building with related retail and commercial space (hereinafter sometimes referred to as the "Office Building").
- C. Under the terms of the Project Agreement dated January 22, 1979 between the City of Greenville, South Carolina, a South Carolina municipal corporation ("City"), Tenant and Landlord (the "Project Agreement"), Tenant will lease a civic convention center to be constructed by the City (hereinafter sometimes referred to as the "Convention Center").
- D. Tenant's ownership of and/or use and possession of the Hotel, the Office Building, the Premises and the Convention Center for the conduct of Tenant's business are hereinafter sometimes referred to collectively as the "Project".

W I T N E S S E T H:

Landlord leases and demises to Tenant for any lawful purpose, and Tenant hereby leases and rents from Landlord the Premises, together

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