

STATE OF SOUTH CAROLINA) PYLE & PYLE)
COUNTY OF GREENVILLE) ATTORNEYS) L-E-A-S-E

62 21 11 1962

This lease made and entered into this 1st day of June 1962, by and between Blue Chip Investments, Inc., as Lessor and Greenville Motor Lodges, Inc., as Lessee,

W-I-T-N-E-S-S-E-T-H:

That Lessor, for and in consideration of the sum of Three and no/100 (\$3.00) Dollars and of the mutual covenants and agreements herein contained, has leased, hired, and rented, and does hereby, by these presents, lease, hire and rent unto Lessee the following described premises, to-wit:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being a portion of tract No. 2 as shown on a plat of Kingroads Development Corporation recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 133 and having, according to a survey prepared by Dalton & Neves, Engineers, September 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of South Carolina Highway No. 291 at the joint corner of property of Zeadora B. Reeves and running thence with the common line of said lots N. 30-18 W. 324.6 feet to an iron pin; thence with the line of Kingroads Development Corporation S. 46-27 E. 305.8 feet to an iron pin on the northwesterly side of South Carolina Highway No. 291; thence with said highway S.39-23 W. 90 feet to the point of beginning.

The lease on said premises is upon the following terms and conditions:

1. The leased premises are to be used for, or in connection with, the operation of a Howard Johnson's project.
2. The term of this lease shall expire October 31, 1997.
3. Providing all rent due under this lease has been paid for the full term, the Lessee shall have the absolute option of purchasing the leased premises, together with all improvements situate thereon, at the expiration of said term, by paying to Lessor the sum of Twenty Thousand and no/100 (\$20,000.00) Dollars. Notice of intention to exercise such option shall be given in writing at least ninety (90) days prior to the expiration of the lease.
4. As rental for said premises, Lessee agrees to pay the sum of One Hundred and no/100 (\$100.00) Dollars per month, payable

(CONTINUED ON NEXT PAGE)

For Amendment to Lease See Deed Book 78 / Page 221