

Five Hundred Thousand (\$1,500,000.00) Dollars by as much as One Hundred Thousand (\$100,000.00) Dollars, in which event the computation of the adjustment and increase in the yearly rental amount after ten (10) years shall be based upon the initial construction cost not to exceed One Million, Six Hundred Thousand (\$1,600,000.00) Dollars as such initial construction cost basis, the amount of which shall be agreed upon by the parties as of the time of the opening of any business establishment by the Tenant upon the premises, provided further, in the event Landlord and Tenant fail to agree upon the initial construction cost basis at such time, the initial construction cost basis shall be determined by arbitration under the rules of the American Arbitration Association. It is agreed that the Tenant shall complete the construction of the motel as hereinabove set forth within one year from the date of execution of the within lease according to plans and specifications to be approved by the Greenville Airport Commission, which approval shall not be unreasonably withheld.

It is also agreed that the Tenant will be responsible for securing approval of the plans and specifications as may be required by the Federal Aviation Administration at the sole expense of the Tenant with the cooperation of the Greenville Airport Commission.

It is further agreed that the Tenant shall not utilize the premises as a fixed base operator or for executive aviation service. No aircraft, aircraft parts and equipment, aviation fuel, or aircraft service is to be sold, rented, used or provided by the Tenant on or from the leasehold premises.

(4) The Tenant agrees to operate the leased premises for the use and benefit of the public and to make available all leased airport facilities and services to the public without discriminatory or otherwise unreasonable charges or fees. The Tenant, in the operation and use of the leased premises, will not, on the grounds of race, color or national origin, discriminate or permit discrimination against any person or group of persons in

(Continued on next page)

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 166  
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