

## ADDENDA

State Highway Department under terms of the special permit issued by the City of Greenville on September 13, 1966.

for a term of fifteen years commencing January 1, 1967 with three successive renewal periods of ten years each and a fourth renewal period of five years.

(2.) That the aforementioned Lease Agreement dated December 1, 1966 was supplemented by a Supplemental Lease Agreement dated January 18, 1967 entered into by and between the Fee Owners and said LITTLE, (the said Lease Agreement dated December 1, 1966 as the same has been supplemented by the said Supplemental Lease Agreement dated January 18, 1967 being hereinafter called the "Prime Lease").

(3.) That by assignments dated July 1, 1967 said LITTLE sold, assigned and transferred the Prime Lease to the Ground Tenant.

(4.) That said Fee Owners were at the time of the execution and delivery of the Prime Lease and now still are seized in fee of the title to all of the land and premises hereby demised (hereinafter and elsewhere in this Lease called the "Demised Premises"), free and clear of all restrictions, encumbrances and easements which might in any manner or to any extent prevent or affect the use of all of the Demised Premises for the purposes of the Lessee under this Lease or disturb its peaceful and quiet possession and enjoyment thereof.

(5.) That said Fee Owners, at the time of the execution and delivery of the Prime Lease had good right, full power and lawful authority to make said Prime Lease.

(6.) That the Prime Lease has not been amended, modified, altered or otherwise changed since the execution and delivery thereof, except as aforesaid, that same is now in full force and effect, and that there are no defaults thereunder.

(7.) That the Ground Tenant, as Lessor herein named has good right, full power and lawful authority to make and enter into this Lease for the term thereof and any extensions thereof.

(B) Lessor herein named further covenants and warrants that so long as the Lessee herein named, its successors or assigns fulfill the conditions and covenants of this Lease required by it to be performed, it will have, during the term thereof and any extensions thereof, peaceful and quiet possession and enjoyment of the Demised Premises.

(C) Lessor herein named further warrants and agrees that in the event of a breach of any of the foregoing warranties or covenants, whether intentional or otherwise, Lessor herein named will pay all costs and damages resulting therefrom to the Lessee, herein named, or its assigns, including reasonable attorneys' fees.

Addenda page 2 to lease dated November 19, 1971  
 between GREENVILLE RESTAURANTS, INC. Lessor  
 and HOWARD JOHNSON COMPANY (INC.) Lessee

Initial:  
 Lessor HJM  
 Lessee HJD

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