

SEP 29 12 12 PM '72

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ELIZABETH RIDDLE  
R.M.C.

HJDL 11-69

HJS/mgr 5/4/72

Greenville, South Carolina

DECLARATION OF LEASE

Know all men by these presents that: SOUTH GREENVILLE RESTAURANT, INC., a South Carolina corporation, having a principal office at P. O. Box 5596, Greenville, South Carolina 29606

hereinafter referred to as Lessor, and Howard Johnson Company (Inc.), a Maryland corporation with a principal office at One Howard Johnson Plaza, Boston (Dorchester), Massachusetts 02125, hereinafter referred to as Lessee, do hereby certify unto whom it may concern, and the world will take notice, that under date of May 11, 1972 the said Lessor and Lessee made and entered into a certain lease covering the following described premises:

all that tract or parcel of land lying and being in the City of Greenville, County of Greenville, State of South Carolina at Routes 25 & 291, as more particularly described in Exhibit "A", attached hereto and made a part hereof.

to expire September 14, 1988

That said Lease is now in effect and is for a term of 5 years after the completion of a building on the above described land with the right and privilege in the Lessee to extend the lease for an additional term of 5 years and for a second additional term of 5 years and for a third additional term of 5 years, unless sooner terminated in accordance with the provisions in said lease contained, respective termination by default, or for other causes; that said lease itself contains the entire contract of leasing and otherwise between the parties, including the amount of rent, times when said rent shall be paid, and other provisions and covenants as regulate and govern the relationship of landlord and tenant between the parties; and all persons are hereby put on notice of the existence of such lease and are referred to the said lease itself for its terms and conditions.

\* and for a fourth additional term of five (5) years, IN WITNESS WHEREOF this Declaration of Lease has been duly executed, under seal, as of 11th day of May, 1972.

WITNESSES

SOUTH GREENVILLE RESTAURANT, INC.

By David B. Kels  
President

Attest E. A. Hewitt  
LESSOR Secretary

As to Lessor

HOWARD JOHNSON COMPANY (INC.)

By Howard Johnson  
President

ATTEST Eugene Duzgin  
Secretary  
LESSEE

As to Lessee