

Landlord in good and usable condition.

16. As security for Tenant's performance under this lease, Tenant shall deposit with Landlord Two Thousand Dollars (\$2,000.00) which amount shall be forfeited by Tenant in case this lease or any part of the lease is not complied with by the Tenant. At the end of this lease, this security deposit will be returned to Tenant if all provisions of this lease are fulfilled by Tenant.

17. This lease which constitutes the entire agreement between the parties, shall be construed according to the laws of the State of South Carolina and shall bind and inure to the benefit of the successors and assigns of the parties hereto.

18. Tenant shall at all times accept charges for food and beverages made by registered guests in the motor inn. Tenant shall immediately advise the motel front desk that such charges have been made by a particular guest so that those charges may be entered upon that guest's folio. Registered guests of the motor inn shall have access to all parts of the leased premises during Tenant's normal hours of operation and shall not be excluded from any part or required to pay an entrance or cover charge.

19. Landlord will pay Tenant weekly for all charges made by registered guests; however, Landlord will not be responsible for charges made by guests who leave the motel without settling their account or who later fail to pay for their restaurant charges.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed in duplicate.

GOLDEN EAGLE OF GREENVILLE, INC.

By John F. Cox
Senior Vice President

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