

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED S.C.  
APR '81  
RSLEY

1159-980

AGREEMENT

WHEREAS, Jimmy O'Quinn, formerly of Greenville, South Carolina (hereinafter designated as "Seller") did sell unto William B. Cash, Richard B. Port and William D. Turner, Jr. of Winston-Salem, North Carolina, acting as agents for a limited partnership known as Cricket Inn - Greenville, Ltd., a certain leasehold interest in and to that property located on the north side of the access road to Interstate Highway 85 at the intersection of South Carolina Highway 291 on which was then located the Union Oil Service Station, a Denny's Restaurant and the Royal Host Inn, as will appear by the Sales Agreement dated July 1, 1974 and executed by the parties thereto.

WHEREAS, in Item (4) "Union Oil Lease" on Page 5 of said Agreement between the parties, there is contained this language:

"Seller has sub-leased certain property to Union Oil Company (formerly Pure Oil Company). It is understood that the Seller will retain the right in and to the rents due and owing under said lease and shall have the right to possession of the premises described in said lease for the term of the original ground lease from Zeadora B. Reeves, recorded in Book 765, Page 407, Greenville County Registry;"

WHEREAS, under the Union Oil Lease cited in Paragraph 4, the Seller retained his rights to have possession of the premises described in the former Lease with Union Oil Company (formerly Pure Oil Company) for the entire term of the original ground lease from Zeadora B. Reeves, recorded in Book 765, at Page 407 in the R.M.C. Office for Greenville County;

WHEREAS, the Sales Agreement between William B. Cash, Richard B. Port and William D. Turner, Jr. ( hereinafter designated as "Buyer") and Jimmy O'Quinn, Seller, has never been recorded in the Registry of Mesne Conveyances for Greenville County;

WHEREAS, the lease of certain property to Union Oil Company has expired;

WHEREAS, Union Oil Company has given up all its right, title and interest to the property and leasehold interests which it had to the Seller;

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