

As provided in the original Reeves Lease dated April 8, 1963 and under Paragraph 4 of the Agreement between the Seller, Jimmy O'Quinn, and the Buyer, Cricket Inn - Greenville, Ltd., dated July 1, 1974, the Seller shall pay all ad valorem property taxes due on the real property formerly covered under the terms of the Union Oil Company Lease. Seller further agrees that he shall assume liability and indemnify and hold the Buyer, Cricket Inn - Greenville, Ltd., harmless for any percentage rent in excess of \$150.00 per year due under the terms of the basic ground Lease as a result of sums received by the Seller from any tenant for the premises described in the former Union Oil Company Lease. Any payments due by the Seller to the Buyer in this connection shall be made to the Buyer thirty (30) days before the same shall be due to the Lessor (Reeves) in said Lease recorded in Deed Book 765 at Page 407 in the R.M.C. Office for Greenville County.

At the expiration of the term of the Lease, Seller will surrender the premises in good condition and repair, reasonable wear and tear excepted.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 11 day of November, 1981.

IN THE PRESENCE OF:

Norma Murray
Lynn H. Hance
As to Jimmy O'Quinn, Seller

Jane W. Smithe
Shirley W. Marshall
As to William B. Cash, Richard B. Port and William D. Turner, Jr., Buyer

Jimmy O'Quinn (SEAL)
Jimmy O'Quinn, Seller
Jimmy O'Quinn
CRICKET INN - GREENVILLE, LTD.
By: William B. Cash (SEAL)
Richard B. Port (SEAL)
Richard B. Port
William D. Turner, Jr. (SEAL)
William D. Turner, Jr.
Buyer