

ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, the undersigned Red Roof Greenville Co., an Ohio limited partnership ("Assignor") hereby assigns to Red Roof Inns, Inc., an Ohio corporation ("Assignee"), all of Assignor's right, title and interest, as "Lessee", in and to that certain Lease, dated March 18, 1983, with John D. Hollingsworth, as "Lessor", for which a Memorandum of Lease is of record in Deed Book 1185 at page 502, RMC Office for Greenville County, South Carolina, for a lease of a parcel of land described in Exhibit "A" attached hereto and made a part hereof ("Leased Premises"). Assignor also assigns, grants, sells and conveys to Assignee, its successors and assigns forever, all of its right, title and interest in and to (i) all personal property owned or leased by it and located on or about and used in connection with the motel project constructed on the Leased Premises and (ii) the improvements constructed on the Leased Premises.

Assignee hereby accepts such assignment and conveyance and, from and after the date hereof, agrees to assume and be bound by the obligations of the Lessee under the Lease.

IN WITNESS WHEREOF, Red Roof Greenville Co., by its duly authorized general partner, and Red Roof Inns, Inc., by its duly authorized officer, have executed this Assignment of Lease this 2nd day of August, 1984.

Signed, sealed and delivered
in the presence of:

RED ROOF GREENVILLE CO.

By: RED ROOF INNS, INC., Sole
General Partner

By: J. R. I.
James R. Trueman,
President

RED ROOF INNS, INC.

By: J. R. I.
James R. Trueman,
President

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