

PROMISSORY NOTE

\$100,000.00

Greenville, South Carolina
April 5, 1984

FOR VALUE RECEIVED, the undersigned Greenville Hotel Associates, a South Carolina Limited Partnership (hereinafter referred to as "Debtor"), promises to pay to the order of Nargis, Inc., a South Carolina Corporation, whose mailing address is Post Office Box 87220, College Park, Georgia 30337 (said payee or any subsequent holder of this Note hereinafter referred to as "Holder"), at the above address or such other place as the Holder may designate in writing, in lawful money of the United States, the principal sum of One Hundred Thousand and no/100 (\$100,000.00) Dollars, with interest thereon from the date hereof until paid in full at the per annum rate of ten (10%) percent; such principal sum together with interest to be paid in the manner following, to-wit:

1. A principal payment of Fifty Thousand and No/100 (\$50,000.00) Dollars plus accrued interest shall be due and payable March 15, 1985.
2. All remaining principal plus accrued interest shall be due and payable March 15, 1986.

OTHER AGREEMENTS OF THE DEBTOR

A. This Note is secured by a wrap-around mortgage (the "Mortgage") of even date herewith covering certain real estate located in Greenville County, South Carolina.

B. In the event a default occurs in the payment when due of any principal or interest hereunder, or the performance of any covenants, agreements or obligations of the Debtor contained herein or in the Mortgage, and said default remains uncured after the applicable grace period hereinafter set forth, then at any time thereafter the Holder may declare the entire principal balance due hereunder, together with all accrued interest thereon, immediately due and payable. In the event a default occurs, the Debtor shall have (i) in the case of a default in the payment of any monies five (5) days, or (ii) in the case of a default in the performance other than the payment of monies, fifteen (15) days after the giving of written notice of default from the Holder; provided, however, that in the case of a default under Item (ii) above which reasonably requires more than fifteen (15) days to cure, the Holder shall not accelerate this Note so long as (1) Debtor commences curative action within the fifteen (15) day period and thereafter proceeds with due diligence in good faith to cure the default as promptly as possible, and (2) the Holder will not be materially prejudice by

Exhibit A