

Mrs. Ollie Farnsworth, RMC

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3-21-61

The lease from Greenville Motel Co., Inc. to Southern Mortgage provides for an annual guaranteed rental of \$17,220.00 per year. By addendum to the Stiles-McAlpin lease, Southern Mortgage in turn leases the property to Stiles-McAlpin for an increase in rental which amounts to the sum of \$17,220.00.

Percentage rentals are involved in these leases but there is no way to predetermine what these bonus rents or percentage rents might be.

Since, in fact, there is only one rent payor, namely, Stiles-McAlpin, which pays the total rent to Southern Mortgage. In turn Southern Mortgage passes on \$17,220.00 of the rent to Greenville Motel. We believe that it would be a great inequity, and would not be the intent of the statutes and regulations, to cause stamps to be placed on the lease from Greenville Motel to Southern Mortgage when stamps have already been placed on both the original and addendum to the Stiles-McAlpin lease. As we understand it, this is also your view. However, in order to protect you, we hereby guarantee to you that if it ever becomes necessary to place additional stamps on any of the leases we will pay the same and see to it that they are so affixed.

Very truly yours,

HRSjr:eds

KENDRICK & STEPHENSON

  
Harry R. Stephenson, Jr.