

STATE OF ALABAMA)

COUNTY OF SHELBY)

LEASE TERMINATION AGREEMENT

For value received, **MCKIBBON BROTHERS, INC.**, a Georgia corporation, ("Lessor"), and **MCKIBBON HOTEL GROUP OF BIRMINGHAM, ALABAMA, LP**, a Georgia limited partnership ("Lessee"), do hereby terminate that certain Ground Lease dated May 11, 2004 filed for record on May 17, 2004 and recorded in Instrument 20040517000260810 in the Office of the Judge of Probate of Shelby County, Alabama

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Termination Agreement to be executed by their respective officers, their respective official seals to be hereunto affixed and the same to be attested by their respective officers, all of whom are thereunto duly authorized, and have caused this Termination Agreement to be dated this 19th day of January, 2007.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

MCKIBBON HOTEL GROUP OF
BIRMINGHAM, ALABAMA, L.P.

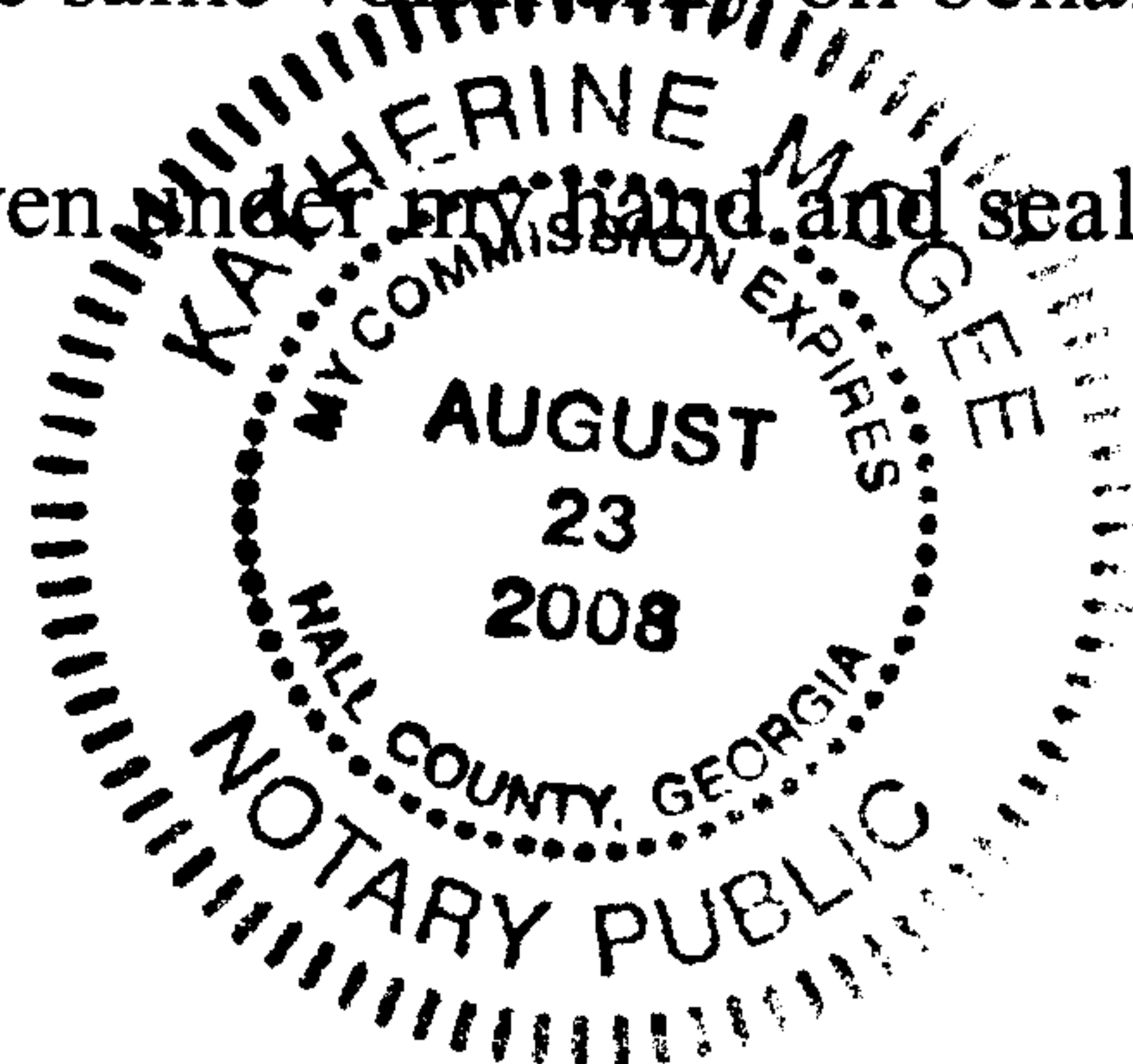
BY: McKibbon Hotel Group, Inc., its general partner

BY: David J. Hughs, President

STATE OF Georgia)
COUNTY OF Hall)

The undersigned, a Notary Public in and for said County and in said State, hereby certify that David J. Hughs, whose name as President of McKibbon Hotel Group, Inc., general partner of McKibbon Hotel Group of Birmingham, Alabama, L.P., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, s/he executed the same voluntarily on behalf of said company on the day the same bears date.

Given under my hand and seal, this 18th day of January, 2007.



Katherine M. Lee
Notary Public

My Commission Expires: 8.23.08

MCKIBBON BROTHERS, INC.,

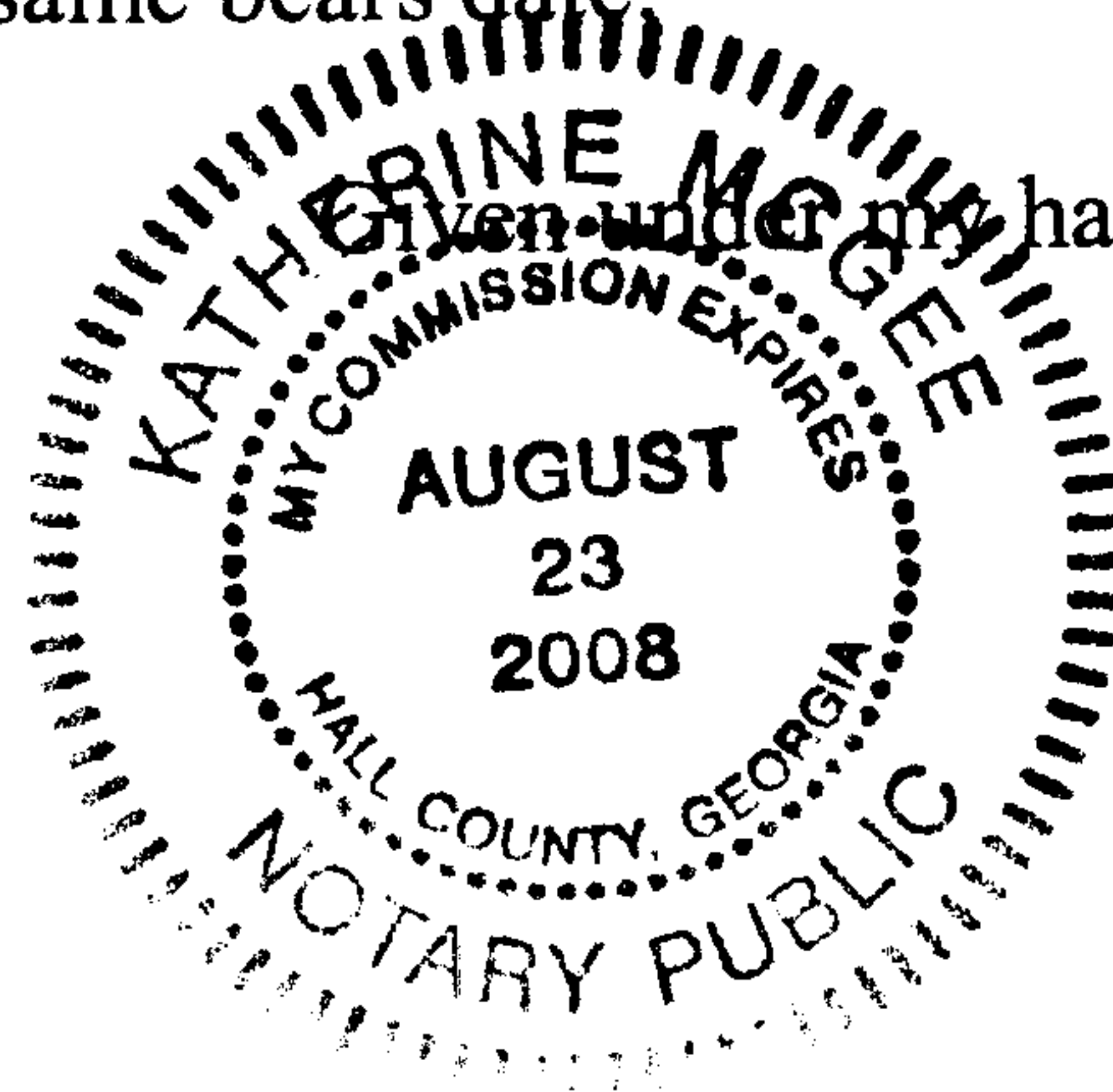
BY:

David J. Hughs

Its Vice President

STATE OF Georgia)
COUNTY OF Hall)

The undersigned, a Notary Public in and for said County and in said State, hereby certify that David J. Hughs, whose name as Vice President of McKibbon Brothers, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, s/he executed the same voluntarily on behalf of said company on the day the same bears date,



Given under my hand and seal, this 18th day of January, 2007.

Katherine McLee
Notary Public
My Commission Expires: 8-23-08

This Instrument Prepared By:

Edward R. Christian
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203