

(A) Beginning at an iron pin on the northerly side of West Elford Street, said pin being the joint front corner of the Griffin Property and the Dunlap Property, and being located 116.4 feet west of the northwesterly corner of the intersection of West Elford Street and North Main Street, and running thence along the joint line of said properties, a portion of which line is through a building located thereon, the following courses and distances: N 18-25 E 102.6 feet to a point; N 19-49 E 33 feet to a point; S 60-37 E 18.85 feet to a point on the outer face of a concrete wall; thence turning and running along the outer face of said concrete wall N 20-58 E 3.4 feet to a corner of said wall; thence turning and running along the outer face of said concrete wall and with the outer face of the brick wall of said building, N 69-05 W 23.1 feet to a point; thence turning and running on a line through the face of said wall and with a joint wall, the entire length of said building and beyond, S 20-58 W 134.7 feet to an iron pin on the northerly side of West Elford Street; thence turning and running along the northerly side of West Elford Street S 60-24 E 9.8 feet to the point of beginning.

(B) Beginning at a point which is located N 19-01 E 136.4 feet from an iron pin on the northerly side of West Elford Street (which iron pin on West Elford Street is located N 60-24 W 99.2 feet from the northwesterly corner of the intersection of West Elford Street and North Main Street), said pin being the common corner of the Griffin Property, the Cate Property and the Dunlap Property, and running thence along the common line of the Cate Property and the Dunlap Property, S 69-17 E 4.8 feet to an iron pin on the outer face of a brick wall; thence turning and running along the outer face of the brick wall N 20-55 E 0.9 feet to a point at the corner of said wall; thence turning and continuing with the outer face of said brick wall N 69-05 W 10 feet to a point in the common line of the Dunlap and Griffin Properties; thence with the line of said properties S 60-37 E 5.2 feet to the point of beginning.

AND, WHEREAS, the GRIFFIN lease dated October 8, 1959 above referred to in effect provides that any buildings erected upon the Griffin property by the MOTEL CO. and affixed thereto shall become the property of and belong to GRIFFIN at the expiration of said lease; and

WHEREAS, because of said provision and because the buildings erected by the MOTEL CO. are located principally on the Griffin property and partially upon the property leased from SOUTHERN MORTGAGE, the said GRIFFIN desires to protect his interest in said buildings in the event of an early termination of the lease of October 8, 1959 which might be brought about by the default on the part of the MOTEL CO. of any of the terms and conditions of said lease, or for any other reason, and to further protect his interest in said buildings in the event of an early termination of the lease dated March 2, 1961 between SOUTHERN MORTGAGE as Landlord and the MOTEL CO. as Tenant, above referred to, which early termination might be brought about by default on the part of the MOTEL CO. of any of the terms and conditions of said lease, or for any other reason,

NOW, THEREFORE, for and in consideration of the foregoing and of

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