

EXHIBIT A

ALL that certain tract or parcel of land containing 3.0 acres, being a portion of Lot 7, Koger Executive Center Subdivision, as recorded in Plat Book 5D, page 75, in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina, and more particularly described as follows:

BEGINNING at the most Easterly corner of said Lot 7, thence along the North-easterly line of said Lot 7, North 27°48'26" West, 227.00 feet to a point; thence South 69°48'26" West, 435.95 feet to a point on the Easterly right of way line of Executive Center Drive; thence along said right of way line South 10°20'00" West, 194.94 feet to a point; thence continue along said right of way line South 15°27'00" West, 39.00 feet to a point on the new right of way line of the I-385 frontage road; thence along said new right of way line the following courses and distances: South 84°29' East, 13.07 feet, South 86°02' East, 51.89 feet, South 86°00' East, 48.50 feet, and South 86°50' East, 87.64 feet to a point on the Southeasterly lot line of said Lot 7; thence along said lot line North 61°46'37" East, 405.94 feet to the point of beginning, being the property conveyed to Executive Center Associates, by deed from Koger Properties, Inc., dated March 16, 1978, recorded March 17, 1978, in Deed Book 1075, at page 461.

LEASES AFFECTING ABOVE DESCRIBED REAL PROPERTY

(1) Agreement of Lease between Executive Center Associates as Lessor and U. S. Shelter Corporation as Lessee dated May, 1978 and entitled "U. S. Shelter Corporation Office Lease".

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