

EXHIBIT A
TO
LAND AND BUILDING LEASE AGREEMENT
LEGAL DESCRIPTION OF REAL PROPERTY

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, as is more fully shown on a plat entitled "The Atrium at Orchard Park, Phase I", dated July 23, 1982, prepared by Arbor Engineering, Inc. and recorded in the R.M.C. Office for Greenville County in Plat Book 9F, Page 14, and being known as Lot No. 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Orchard Park Drive, at its intersection with McPrice Court, and running thence with the southwestern side of Orchard Park Drive S. 53-55 E. 282.02 feet to an iron pin at the corner of property entitled "Orchard Park Associates", and running thence S. 36-05 W. 355.79 feet to an iron pin; running thence N. 52-39 W. 59.04 feet to an iron pin at the corner of Lot No. 3; running thence with the line of Lot No. 3 N. 52-39 W. 155.89 feet to an iron pin; running thence N. 1-19 W. 14.03 feet to an iron pin on the southern edge of the turnaround of McPrice Court; running thence with the southern and eastern edge of said turnaround, the chord of which is N. 27-17 E. 87.81 feet to an iron pin; thence continuing with the eastern edge of said turnaround, the chord of which is N. 4-32 W. 41.39 feet to an iron pin on the eastern edge of McPrice Court; running thence with the eastern edge of McPrice Court N. 25-04 E. 200.81 feet to an iron pin at the intersection of McPrice Court and Orchard Park Drive; running thence with said intersection N. 75-35 E. 31.80 feet to the POINT OF BEGINNING.

Also, a non-exclusive sanitary sewer easement as a perpetual easement appurtenant to said Parcel 1 described in Exhibit "A" for the purpose of installing, constructing, using, maintaining, repairing and replacing sanitary sewer lines, pipes and manholes over, under and across the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, as is more fully shown on a plat entitled "The Atrium at Orchard Park, Phase I", dated July 23, 1982, prepared by Arbor Engineering, Inc., and recorded in the R.M.C. Office for Greenville County in Plat Book 9F at Page 14, and being a strip of land twenty-five (25') feet in width, the center line of which is described as follows:

BEGINNING at an iron pin in the line of Lot No. 2, at the corner of Lot No. 3, and running thence with the line of Lot No. 3 S. 37-21 W. 345.00 feet to an iron pin on the northern edge of the right-of-way of Interstate Highway I-385.

Said easement is twelve and one-half (12.5') feet in width on each side of said center line.

THIS EASEMENT shall run with the land and be binding upon and inure to the benefit of the Grantor and Grantee, their respective successors and assigns.

4328-11-2