

assume the duties and obligations of the tenant under said Lease Agreement as amended.

2. The effective date of said assignment shall be August 1, 1983.

3. The leased premises is described as follows:

ALL that piece, parcel or lot of land with building and improvements thereon in the County of Greenville, State of South Carolina containing 1.96 acres, and being shown as Parcel "A" on plat of property of Pelham Interstate Joint Venture prepared by Enwright Associates, Engineers, dated February 16, 1973, and recorded in Plat Book 4X at Page 40 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the edge of the right-of-way of Interstate Highway I-85 and running thence N. 38-44 W. 400 feet to an iron pin at joint corner with Parcel "B" N. 51-16 E. 200 feet to an iron pin at edge of 50 easement for road; thence turning and running S. 38-44 E. 455.65 feet along said road easement and other property of lessor to an iron pin at the edge of the right-of-way of Interstate I-85; thence turning and running along line of said right-of-way S. 66-49 W. 207.6 feet to an old iron pin, the point of beginning.

ALSO, that certain nonexclusive right of way and easement for the purpose of ingress, egress, and regress to the above described property, known as Parcel "A", from Pelham Road, said right of way and easement being 50 feet in width and running along the northeast side of Parcels "A" and "B", and being shown as Interstate Court on a plat entitled "Pelham Interstate Joint Venture" by Enwright Associates, Engineers, dated February 16, 1973, and recorded in Plat Book 4X at Page 40 in the RMC Office for Greenville County, which plat is incorporated herein by

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