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STATE OF SOUTH CAROLINA

Dann Caracter

EASEMENT AGREEMENT

COUNTY OF GREENVILLE

WHEREAS, McDonald's Corporation (hereinafter referred to as "McDonald's") is, or will shortly be, the owner of a tract of land, with easements, located in Greenville County, South Carolina, and described on Exhibit "A", having acquired, or will soon acquire, said land by deed of Land Lease Corporation (hereinafter referred to as "Land Lease"); and

WHEREAS, Land Lease Corporation presently will remain the owner of a certain tract of land, with a shopping center located thereon, located adjacent thereto, being the remainder of that 6.45 acre tract of land shown on plat prepared by Campbell & Clarkson, Surveyors, Inc., dated November 16, 1976, and recorded in Plat Book Ix at page 34, R.M.C. Office for Greenville County, and being described on Exhibit "B".

WHEREAS, both "McDonald's" and "Land Lease" desire that the shopping center property described and shown on plat recorded in Plat Book \underbrace{JX} , at page \underbrace{JY} , continue to exist as a single integrated shopping center, and "McDonald's" and "Land Lease" desire to enter into this Agreement to accomplish this purpose and to clearly define their rights and obligations concerning ingress and egress to the parcels of land described as Exhibit "A" and Exhibit "B" as well as easements for cross parking.

NOW, THEREFORE, in consideration of Three (\$3.00) Dollars paid by each party to the other, the receipt of which is hereby acknowledged by each party, of the mutual agreements herein contained, the parties covenant and agree for themselves, and their heirs, successors, and assigns, as follows:

- "McDonald's" and "Land Lease" hereby expressly grant and convey to each other, and to each other party's lessees, agents, employees, invitees, officers, licensees, concessionaires and customers, for the benefit of each grantor's parcel of land, the perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress and vehicular parking, in, over, and upon the parking areas, driveways, roadways, passages, pedestrian sidewalks, access and egress roads and other common areas, now, or as said areas may, from time to time, be developed, altered or modified, and more recently shown on plat prepared by Avery Wood & Associates, dated March 1, 1978, and revised February 10, 1979, March 7, 1979, and August 13, 1979, for Land Lease, to be recorded herewith. Said easement shall constitute a servitude upon each of said parcels of land, to run with the land, and to be an appurtenant benefit of the other adjoining parcel.
- 2. "McDonald's" and "Land Lease" covenant and agree that either party subject to Paragraph 7 hereof, may erect curbs, fences, and landscaping between their parcels in order to define their respective premises, so long as said curbs, fences, and landscaping do not detract from the common parking and access rights or to prevent, hinder or interfere in any way with the free flow and passage of vehicles and pedestrian traffic and parking over, to, from, and between the parcels described in Exhibit "A" and Exhibit "B".

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