

Lessor agrees to construct a store building as shown on plot plan on Sulphur Springs Road, Greenville, South Carolina. Property being and consisting of approximately four (4) acres more or less. Emery Stores, Inc., Carolina to consist of 6,000 sq. ft. Parking area to be in excess of $\frac{3.0}{1}$.

The property covered under this lease is as follows:

BEGINNING at a point on the Southern right-of-way of Sulphur Springs Road, which point is located 299 feet more or less in a Southwestern direction from the intersection of Sulphur Springs Road and Hunts Bridge Road at the northern most edge of the said property; running thence S 33-12 E through the center of the Western wall of the A & P Store 391.95 feet more or less to a point; running thence N56-48 E 99 feet to a point; running thence N33-12 W through the center of the Eastern wall of the A & P Store 392 feet more or less to a point on the Southern right-of-way of Sulphur Springs Road; running thence in a Southwesternly direction along the right-of-way of Sulphur Springs Road 99 feet to the point of BEGINNING.

It is understood and agreed that the entire parking lot will be a community parking lot. Also, the service area behind the building will be a community service area.

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