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STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE BY A CORPORATION

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That CENTRAL DEVELOPMENT CORPORATION, a corporation chartered under the laws of the State of South Carolina, and having a principal place of business at Easley, State of South Carolina, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto WAFFLE HOUSE, INC., ITS SUCCESSORS AND ASSIGNS:

BEGINNING at a concrete monument on the eastern edge of the right of way of S. C. Highway No. 146 (Woodruff Road), the joint front corner of property herein conveyed and property now or formerly belonging to Bowman Transportation, Inc. and running thence with the property now or formerly of Bowman Transportation, Inc., N. 64-00 E. 351.93 feet to an iron pin; thence S. 26 E. 110.15 feet to an iron pin at the corner of property herein conveyed and property now or formerly of American Oil Co.; thence with the line of property now or formerly of American Oil Co., S. 64 W. 283.2 feet to an iron pin on the eastern edge of S. C. Highway No. 146 (Woodruff Road); thence with the eastern edge of the right of way of S. C. Highway No. 146 (Woodruff Road), N. 58 W. 129.75 feet to a concrete monument at the point of beginning.

Reserving, however, unto the Grantor, its successors and assigns, an easement for ingress and egress from time to time by foot or vehicular traffic, and an easement for the installation and maintenance of signs and for utilitiess as from time to time might be necessary or desirable by Grantor, its succesors and assigns, over a hereinafter described 35.15 foot wide strip of the conveyed premises, reserved for the mutual benefit of all property of Grantor, or Grantor's successors or assigns, adjoining or touching the strip, to be a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and which is essentially necessary to the use for commercial purposes and enjoyment of the adjoining property of the Grantor, or Grantor's successors and assigns. This easement shall be transmissible by deed or otherwise, upon any conveyance or transfer of the adjoining property or any portion thereof by the Grantor or the Grantor's successors or assigns. The 35.15 foot strip is conveyed subject to the condition that no structure or improvement of any kind shall be placed thereon, excepting such materials as are usual and incidental to the construction of a paved common driveway thereon, the erection of traffic control signs or signals, and installation of utilities and/or signs that do not interfere with the additional right of Grantor and Grantee, their successors and assigns, to erect signs and install utilities, to be for the benefit of the property herein conveyed and the remaining portion of Grantor's property, which extends to Ponder Road. The property conveyed subject to this easement is described as follows:

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