

JHH:CD
2/20/61

Together with the right and easement in common with others to use, for all customary and proper purposes, the sidewalks, aisles, streets, roads, alleys, malls, tunnels, walks, parkings, common areas and service areas shown on said Exhibit "A" and Exhibit "B" or which may be hereafter established with the Tenant's written consent. For purposes of this lease, Exhibit "B" shall be considered a part of Exhibit "A".

The Shopping Center premises in which the above described Parcels I and II are located, are comprised of those certain parcels or tracts of land more particularly described as follows:

All that parcel or tract of land situate on the Southeast side of Wade Hampton Boulevard (U. S. Route # 29) and on the Southwest side of Karen Drive and on the Northeast side of Batesview Drive in the City of Greenville, in Greenville County, South Carolina, and having the following metes and bounds

BEGINNING at an iron pin on the South side of Wade Hampton Boulevard, said pin being at the point where the Southeast side of Wade Hampton Boulevard intersects with the Southwest side of Karen Drive and runs thence along the Southeast side of Wade Hampton Boulevard S. $52^{\circ} 30'$ W. 779.1 feet to an iron pin; thence S. $37^{\circ} 30'$ E., 340.9 feet to an iron pin; thence S. $52^{\circ} 30'$ W., 249.7 feet to an iron pin on the Northeast side of Batesview Drive; thence along Batesview Drive S. $22^{\circ} 05'$ E. 50 feet to an iron pin; thence along Batesview Drive S. $17^{\circ} 27'$ E., 109.3 feet to an iron pin; thence N. $78^{\circ} 00'$ E., 296.2 feet to an iron pin; thence N. $19^{\circ} 50'$ W., 90 feet to an iron pin; thence in a Northeasterly direction N. $57^{\circ} 15'$ E., 206.1 feet to an iron pin; thence in a Southeasterly direction S. $36^{\circ} 30'$ E., 60.8 feet to an iron pin; thence in a Northeasterly direction N. $49^{\circ} 15'$ E., 400.2 feet to an iron pin; thence in a Northwesterly direction N. $37^{\circ} 12'$ W., 59.7 feet to an iron pin; thence in a Northeasterly direction N. $54^{\circ} 09'$ E., 180.9 feet to an iron pin on the Southwest side of Karen Drive; thence along the Southwest side of Karen Drive N. $37^{\circ} 30'$ W., 535.6 feet to the point of beginning, and containing 12 acres of land.

The Landlord further agrees for itself, its successors, assigns and for any subsidiary or controlling corporation that the same will not without the consent of the Tenant in each instance erect store premises or building improvements on any parcels of land within one (1) mile of the WADE HAMPTON SHOPPING CENTER except on the parcel of land bounded by Batesview Drive on the West, Wade Hampton Boulevard on the North and the WADE HAMPTON SHOPPING CENTER on the East and South, as to which Landlord agrees that it will not occupy or use, or permit to be occupied or used, any store premises thereon larger than Tenant's store in the WADE HAMPTON SHOPPING CENTER either in store footage or the total square foot area, or any store premises for any department store, junior department store, 5 and 10 Cent Store, 5 Cent to \$1.00 Store, 25 Cent to \$1.00 Store, Variety Store (whether limited priced or not) or discount store without the Tenant's written consent in each instance, except premises for one (1) full-line bona fide department store which may be larger than Tenant's store in the WADE HAMPTON SHOPPING CENTER provided the Landlord has not already erected same on the area labelled "Future Building" on said Exhibit "A" as permitted by Section 26.(a)(ii) and Section 26.(b) of the Lease Agreement; nor will the Landlord, its successors, assigns or any subsidiary or controlling corporation alter, change or vary in any manner the location of the building improvements and parking facilities as said building improvements and parking facilities are shown on Exhibit "A" attached hereto.