

an iron pin; thence S. 51-00 E. 108.2' to an iron pin; thence S. 51-00 E. 160.1' to an iron pin; thence S. 38-41 W. 2045.2' to an iron pin at the intersection of Fairforest Way and Ridge Road; thence N. 1-37 W. 407'; thence N. 11-37 W. 329.1'; thence N. 20-37 W. 463.1'; thence N. 28-48 W. 365.8'; thence N. 39-40 W. 906.8' to a R.R. spike; thence N. 45-00 E. 33' to a concrete monument; thence N. 41-12 W. 214.8' to a concrete monument; thence N. 53-35 E. 18' to a concrete monument; thence continuing along the Eastern side of the right of way of Ridge Road on a curving line the chord of which is N. 33-09 W. 344.8' to an iron pin at the intersection of said Ridge Road and I-85, the point of beginning (excepting therefrom that part thereof described above as Parcel A).

Subject to the public rights of way for the roadways designated as Fairforest Way and Ridge Road and Frontage Road (generally parallel to U. S. Highway I-85) as conveyed to the South Carolina Highway Department, and further subject to the utility lines shown on said plat.

reasonably necessary for (a) pedestrian and vehicular access to and from the Premises and to and from and between each tract comprising the Premises, including, without limitation, the right to construct driveways, service areas and walks thereon or to use any driveway or walk now or hereafter constructed thereon and with the right to cut and remove such trees, bushes or other vegetation as may be reasonably required incident to such construction, (b) construction, operation, maintenance, repair, replacement, relocation and removal of any and all underground or overhead utilities whether now or hereafter constructed (including, without limitation, electric, telephone, water, gas, storm and sanitary sewers, together with all necessary and convenient services and pipes, connections and appurtenances) necessary to service the Premises and each tract comprising the Premises, including the right to use and enjoy any such utilities now or hereafter constructed thereon, and including the right of access to the same for any of said purposes and the right to trim and cut and remove from time to time such trees, bushes or other vegetation as may be reasonably required incident to the construction and maintenance of such facilities, (c) maintenance of the exterior of the buildings and improvements situated on the Premises, and (d) such other lawful uses as shall at any time and from time to time be necessary to service, operate and maintain the Premises; Provided that such easements and rights of way are subject to all easements, if any, now existing over, across and upon the real estate described above; and further subject to the right of the owner of such real estate, at its sole cost and expense, to relocate or cause to be relocated any such roadways, walks or utilities servicing the Premises upon having first constructed or provided for comparable

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