

EXHIBIT A

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DESCRIPTION OF LEASED LAND
- ATTACHED TO LEASE AGREEMENT BETWEEN GREENVILLE COUNTY,
SOUTH CAROLINA AND AMERICAN HARDWARE SUPPLY COMPANY,
DATED AS OF FEBRUARY 1, 1971.

All that piece, parcel or tract of land, containing 20.07 acres, more or less, situate, lying and being on the southern side of an unnamed street and at the southern terminus of South Burty Road, near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Carolina Engineering & Surveying Co., dated November 25, 1969, revised February 28, 1970, revised May 13, 1970, entitled "Survey for Cooper Shackelford", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4G, at page 61, the following metes and bounds:

BEGINNING at an iron pin on the southern side of an unnamed street at the northeastern corner of the premises herein described and at the joint corner of said premises and Tract F; and running thence with the line of Tract F, S 0-42 W 350 feet to an iron pin; thence continuing with the line of Tract F S 89-19 E 200 feet to an iron pin; thence S 0-42 W 871.5 feet to an iron pin; thence S78-05 W 341.7 feet to an iron pin; thence S 77-17 W 401.5 feet to an iron pin; thence N 0-42 E 1,389.1 feet to an iron pin on the southern side of an unnamed street; thence with the southern side of said unnamed street S 89-19 E 524 feet to the point of beginning.

TOGETHER with easements for street purposes and utilities as shown on said plat, said easements being shown on the plat referred to hereinabove as South Burty Road and a 50 foot street, and extending (1) from the northwestern corner of Tract F in a westerly direction to South Carolina Highway #20, and (2) from the northerly boundary of the easement first referred to hereinabove in a northerly direction to Lenhardt Road.

TOGETHER with an easement for a railroad siding as shown on said plat, said easement springing from the Donaldson spur of the Southern Railroad (being a 70 foot right of way), and running in an easterly direction and then curving in a southerly direction to the northwestern corner of the premises herein conveyed.

The easements set forth above are appurtenant to the premises herein conveyed and are to be used in common with other owners of the 83.08 acre tract of which the tract herein conveyed is a part, their successors and assigns forever.

ALSO, TOGETHER WITH that certain easement granted by Lots, Inc. to American Hardware Supply Company by instrument dated May 12, 1970, and recorded in the RMC Office in Deed Book 890, page 159, on May 18, 1970, which instrument is made a part hereof by reference thereto.

This conveyance is subject to all roadways, recorded restrictions, setback lines, easements and rights of way affecting the above described property, including, but not limited to, restrictions recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 890, page 16.

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