

-2-

Grantee, its successors and assigns, may continue to have said metal building remain in said location permanently. However, should grantee choose to remove said building or if the same is damaged by fire and grantee desires to tear said building down rather than to replace it, then and in either event, this easement shall cease and any new metal building will be constructed within the confines of grantee's property.

3. In addition to an easement for the encroachment of said building, grantor conveys to grantee an easement for ingress and egress running from Pine Knoll Drive to said metal building in order that grantee and any of its employees or customers may enter said building and that any vehicle may have access to said building for the purpose of loading or unloading merchandise to be placed in said building, or other uses compatible with grantee's business activities.

4. Grantor does further convey an easement to grantee for the installation, maintenance and use of a garden area having an uniform width of approximately 18 feet (as appears on said plat) and running in a northeasterly direction from said metal building toward Pine Knoll Drive a distance of approximately 40 feet. Should grantee voluntarily remove said garden area (which is not anticipated unless the metal building was also moved) then the within easement shall cease.

TO HAVE AND TO HOLD said easement appurtenant and right-of-way unto grantee, its successors and assigns, subject to the terms and conditions as set out herein, it being intended that this be a covenant to run with the land.

In Witness Whereof the parties have hereunto set its hands and seals to this easement this the 16th day of March, 1973.

In the presence of:

<p><u>Bruce W. Boyeman</u> <u>Mary J. Martin</u> as to Wade Hampton Garden Center</p>	<p>WADE HAMPTON GARDEN CENTER, a corp. (SEAL) Same As Wade Hampton Garden Center, Inc. BY <u>James C. King</u></p>
<p><u>C. Raymond Myers, Jr.</u> <u>Bruce W. Boyeman</u> as to Ray Bracken Nursery, Inc.</p>	<p>RAY BRACKEN NURSERY, INC. (SEAL) Formerly Wade Hampton Nurseries Inc. BY <u>Ray Bracken</u></p>

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