

SCHEDULE A

DESCRIPTION of the Property located at 2423 Wade Hampton Blvd., Greenville, South Carolina being the PREMISES in the LEASE dated January 15, 1973, made by and between Thomas Bernard Phillips and Evelyn J. Phillips, His Wife, of c/o Douglas Wilson, Inc., P.O. Box 10068 Federal Station, Greenville, South Carolina 29603

(Street) (City or Town) (State) (Street) (City or Town) (State) (Street) (City or Town) (State) (Zip Code)

corporation with its principal office in (City or Town) (State)

(the "LESSOR") and South Carolina Donuts, Inc. a South Carolina corporation having its principal office in Randolph, Massachusetts (the "LESSEE").

LEGAL DESCRIPTION INCLUDING MORTGAGES, EASEMENTS, CONDITIONS, LIMITATIONS AND RESTRICTIONS OF RECORD (IF ANY)

Legal Description:

All that certain piece, parcel or lot of land situated, lying and being in Greenville County, State of South Carolina, and being known and designated as Lot No. 1 as shown on a Plat of Property of Alvin Trammell recorded in Plat Book "DD" at page 63 in the R.M.C. Office for Greenville County, and being more particularly described according to said Plat as follows:

INITIALS  
*[Handwritten initials]*  
 E. J. B.

Beginning at an iron pin at the Northwest intersection of Wade Hampton Boulevard, and Donnan Road, and running thence with Wade Hampton Boulevard, S. 43 W. -16.3 feet to an iron pin; thence continuing with said boulevard, S. 41-01 W. 128.2 feet to an iron pin in line of property now or formerly of Trammell, thence with Trammell's N. 41-56 W. 245 to iron pin, rear corner of lot 4; thence with the rear line of Lots 2 and 4, N. 78-20 E. 234.8 feet to an iron pin in the West side of Donnan Road; thence with the said road, S. 12-23 E. 125 feet to the point of beginning.

Being the same premises conveyed to the grantors by deed recorded in Book 481 at Page 247.

