

Ashmore Bridge Road, a distance of 588.12 feet, more or less, to the point of beginning; containing 11.19 acres, more or less, and being located substantially as shown outlined in red on print of Drawing No. 12-491, dated September 4, 1974, hereunto annexed and made a part of this deed, and being part of the property conveyed by deed of J. Ansel Blakely, et al., to Georgia Industrial Realty Company (name changed to Southern Region Industrial Realty, Inc., by charter amendment) dated January 5, 1965, recorded Book 764, page 485;

SUBJECT to a right of way for a gas pipe line shown on plat of Piedmont Engineers & Architects, November 1964, recorded Plat Book BBB, page 55, and subject to easements for such other pipe lines as are presently located on the property above described; also subject to other restrictions and easements as may appear of record or as may be apparent from an examination of the premises.

TO HAVE AND TO HOLD all and singular the land and premises before mentioned and hereby conveyed unto the said EASTERN DISTRIBUTION, INCORPORATED, its successors and assigns, forever.

Grantor hereby binds itself and its successors, except as hereinabove provided, to warrant and forever defend all and singular the said land and premises hereby conveyed unto the said Grantee, its successors and assigns, against itself, the said Grantor, and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee covenants and agrees, for itself and its successors and assigns, unto and with Grantor, its successors and assigns, as a covenant running with the land, and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of buildings or structures having an aggregate area of not less than 200,000 square feet for use and to be used for the conduct of Grantee's public warehousing business, and that upon the failure of Grantee, its successors or assigns, to construct upon said premises such buildings or structures as aforesaid, and thereafter to use said premises for the purposes aforesaid within 18 months next ensuing from and after the date of this conveyance, Grantor shall have and hereby reserves the right to repurchase said land and property at and for the price or sum of \$30,772, said right of repurchase being hereby reserved and to continue for one (1) year after the expiration of said 18-month period; Grantee hereby covenanting for itself and its successors and assigns, that it will, upon the accrual of said