

EXHIBIT A

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 6.453 acres on plat of Eastgate Village Shopping Center, dated August 29, 1974, prepared by Piedmont Engineers, Architects and Planners and being more particularly described, according to said plat, to-wit:

BEGINNING at an iron pin on right-of-way of Old Spartanburg Road said point being the northernmost corner of property reserved for future development and joint corner Eastgate Village Shopping Center and being located N. 34-28 E. 131.0' from radius pin corner Old Spartanburg Road right-of-way and Gaithburg Square right-of-way, thence running along Old Spartanburg Road right-of-way N. 34-28 E. 131.91' to an iron pin joint corner of property reserved for future development and Eastgate Village Shopping Center; thence running along line of reserved property S. 55-52 E. 104.95' to an iron pin; thence continuing with line of reserved property N. 56-46 E. 119.28' to an iron pin; thence continuing with line of reserved property N. 55-52 W. 105.0' to an iron pin on right-of-way of Old Spartanburg Road; thence running with said right-of-way N. 36-43 E. 45.0' to an iron pin on right-of-way of Old Spartanburg Road and corner Brushy Creek Baptist Church property; thence running S. 55-52 E. 329.4' along Brushy Creek Baptist Church line to an iron pin; thence continuing with line of Brushy Creek Baptist Church S. 34-37 E. 282.0' to an iron pin joint corner church property, Eastgate Village Shopping Center and Threatt-Maxwell Enterprises; thence along line of Threatt-Maxwell Enterprises S. 0-25 W. 211.9' to an iron pin and continuing with Threatt-Maxwell Enterprises line S. 34-27 W. 305.49' to an iron pin on right-of-way of Gaithburg Square; thence along said right-of-way N. 50-12 W. 75.09' to an iron pin on right-of-way; thence continuing with right-of-way N. 44 18 W. 117.65' to an iron pin right-of-way of Gaithburg Square and corner Threatt-Maxwell Enterprises property; thence leaving right-of-way and along line of Threatt-Maxwell Enterprises N. 34-27 E. 66.0' to an iron pin; thence continuing with line of Threatt-Maxwell Enterprises N. 55-35 W. 387.0' to an iron pin; thence continuing with Threatt-Maxwell Enterprises line S. 34-27 W. 20.0' to an iron pin on Gaithburg Square right-of-way; thence along right-of-way N. 46-02 W. 45.54' to an iron pin at corner of property reserved for future development; thence along line of reserved property N. 34-28 E. 175.5' to an iron pin; thence continuing with line of property reserved for future development N. 55-30 W. 105.05' to an iron pin on right-of-way Old Spartanburg Road, being the point of beginning.

Landlord SKS
 Tenant _____