

EXHIBIT I

All that piece, parcel or lot of land on the northern side of Kellett Drive and the western side of Laurens Road in Greenville County, State of South Carolina, and being shown as parcel 1 on plat of property of Gault & Williams; said plat being prepared by Jones Engineering Service and dated October 12, 1973 and being revised September, 1976, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of intersection of Laurens Road and Kellett Drive, thence with Kellett Drive, S. 69-33 W., 228 feet to an iron pin; thence continuing with said drive, S. 56-58 W. 265 feet to an iron pin, thence continuing with said drive, S. 69-38 W., 100 feet to an iron pin; thence continuing with said drive, S. 82-18 W., 81 feet to an iron pin; thence continuing with Kellett Drive, N. 32-49 W., 183.7 feet to an iron pin; thence S. 85-40 W., 256 feet to an iron pin; thence S. 80-10 W., 9.5 feet to an iron pin; thence N. 17-53 W., 150.7 feet to an iron pin; thence N. 70-52 E., 200 feet to a point; thence continuing N. 70-52 E. 441.6 feet to an iron pin; thence N. 61-28 E. 214.1 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, S. 30-47 E., 12 feet to an iron pin; thence continuing with Laurens Road S. 30-47 E., 26.6 feet to an iron pin; thence continuing with Laurens Road S. 31-47 E. 111.2 feet to an iron pin; thence continuing with said road, S. 31-47 E., 225 feet to an iron pin, the point of beginning.

Saving, excepting and reserving unto the Lessor, their heirs and assigns, an easement for ingress and egress from time to time by foot or vehicular traffic, over a hereinafter described 12 foot wide strip of the demised premises, reserved for the mutual benefit of all property adjoining or touching the strip, to be a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and which is essentially necessary to the use for commercial purposes and enjoyment of the adjoining property of the Lessor, and the other property adjoining the said easement. This easement shall be transmissible by deed or otherwise, upon any conveyance or transfer of the adjoining property of the Lessor. The 12 foot strip is leased herein subject to the condition that no structure or improvement of any kind shall be placed thereon, excepting such materials as are usual and incidental to the construction of a paved common driveway thereon, the erection of traffic control signs or signals, and installation of utilities that do not interfere with ingress and egress. This property is to be used for a roadway in common with an adjoining 12 foot strip of property to which an easement is hereinafter granted by the Lessor to Lessee, to be for the mutual benefit of parcels 1 and 2, or any subdivision thereof, which is to extend from Laurens Road to Kellett Drive. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land on the western side of Laurens Road in Greenville County, State of South Carolina and shown as a portion of parcel 1 on plat of property of Gault & Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973, and being revised September, 1976, and according to said plat, property having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road at the northeastern corner of Parcel 1, thence with the joint line of parcels 1 and 2, S. 61-28 W., 214.1 feet to an iron pin; thence S. 70-52 W., 441.6 feet to a point; thence S. 70-52 W., 12.5 feet to a point; thence S. 20-36 E., 213.7 feet to an iron pin on Kellett Drive; thence with Kellett Drive, N. 85-40 E., 25 feet to an iron pin on Kellett Drive; thence N. 20-36 W., 196 feet to an iron pin; thence N. 70-52 E., 430.9 feet to an iron pin; thence N. 61-28 E., 215.6 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, N. 30-47 E. 12 feet to the point of beginning.

ALSO:

An easement for ingress and egress from time to time, by foot or vehicular traffic, over a hereinafter described 12 foot wide strip of land adjoining the demised