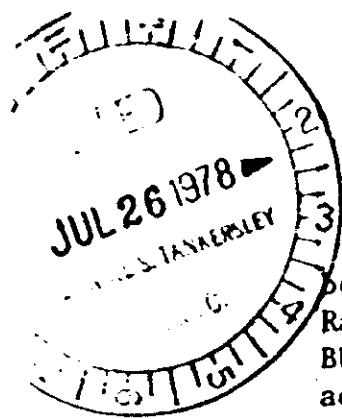


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THIS DEED, made this 15th day of May, A.D., 1978, between SEABOARD COAST LINE RAILROAD COMPANY (successor of Piedmont and Northern Railway Company), a Virginia corporation, hereinafter called "Grantor"; and BUDWEISER OF GREENVILLE, INC., a South Carolina corporation, whose mailing address is 1436 Oakdale Street, Columbia, South Carolina, 29201, hereinafter called "Grantee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of One Hundred Thirteen Thousand Two Hundred Dollars (\$113,200.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain piece or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Commencing at the intersection of the south line of S.C. Highway No. 81 (Anderson Road) with the west line of Commerce Road, thence southeastwardly along the west line of Commerce Road 34.98 feet to a rail being the point of beginning; running thence South 17° 31' East, along the west line of Commerce Road, 873.85 feet; thence South 68° 22' West, 295.35 feet to an iron located 40 feet northeast of the center line of Grantor's Spur Track "A"; thence North 17° 48' West, 754.41 feet to an iron nail located in the south line of S.C. Highway No. 81; thence North 42° 00' East, along the south line of said Highway No. 81, 311.24 feet to an iron nail; thence along the arc of a curve to the right, an arc distance of 42.06 feet to the located point of beginning; containing 5.66 acres, more or less, being shown on print of survey dated March 4, 1978, prepared by Richard B. Haddock, which print is attached hereto and made a part hereof. The land herein conveyed is a portion of the land conveyed by P. L. McHugh and Pauline Bull McHugh to Piedmont and Northern Railway Company by deed dated March 9, 1954, recorded in Book 495, Page 361, Office of R.M.C. in Greenville County, South Carolina.

This instrument was prepared by William C. Farney Attorney 500 Water Street, Jacksonville, Fla.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee, its successors and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record.

Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

Grantee hereby agrees, as a part of the consideration of this conveyance, to construct within one year from July 26, 1978, on the land hereby conveyed, the following:

A warehouse containing approximately 25,000 square feet of floor space which includes offices, conference rooms and sales offices, as well as a cooler storage area

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