

## EXHIBIT "B"

## DESCRIPTION OF SUBLEASED PREMISES

## 1. Subleased Parcel is described as:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Survey for Tritor U.S.A. Inc." dated October, 1978 prepared by W. R. Williams, Jr., Surveyor and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East North Street (Old Spartanburg Road) at the intersection of Haywood-Howell Road and running thence S. 65-34 W. 96 feet to an iron pin; thence along the center of a common drive N. 24-26 W. 195 feet to an iron pin on the southern edge of the Common Easement; thence along southern edge of the Common Easement N. 65-34 E. 154.8 feet to an iron pin on the western side of Haywood-Howell Road; running thence with the western side of Haywood-Howell Road the following courses and distances: S. 6-16 E. 21 feet, S. 7-44 E. 51.3 feet, S. 9-22 E. 54 feet, S. 14-05 E. 65 feet to an iron pin at the intersection of Haywood-Howell Road and E. North Street; running thence with said intersection S. 25-44 W. 15.35 feet to the point of BEGINNING.

2. Western one-half of Common Drive is described as that certain strip of land shown on the aforesaid plat beginning at an iron pin on the northern side of E. North Street (Old Spartanburg Road) located 96 feet S. 65-34 W. from its intersection with Haywood-Howell Road at the joint front corner of a parcel containing 0.57 acres and a parcel containing 0.58 acres; running thence with the joint line of said parcels N. 24-26 W. 195 feet to an iron pin; running thence S. 65-34 W. 12.5 feet to a point; running thence S. 24-26 E. 195 feet to a point on the northern side of E. North Street (Old Spartanburg Road); running thence with the northern side of E. North Street (Old Spartanburg Road) N. 65-34 E. 12.5 feet to the point of BEGINNING.

3. Common Easement is described as that certain strip of land shown on the aforesaid plat beginning at an iron pin on the eastern side of Old Howell Road located N. 5-31 W. 196.15 feet from its intersection with E. North Street (Old Spartanburg Road) running thence N. 65-34 E. 251.45 feet to an iron pin on the western side of Haywood-Howell Road; running thence with the western side of Haywood-Howell Road N. 6-16 W. 26.3 feet to a point; thence S. 65-34 W. 251.1 feet to a point on the eastern side of Old Howell Road; running thence with the eastern side of Old Howell Road S. 5-31 E. 26.4 feet to the point of BEGINNING.