

GREENVILLE COUNTY, S.C.

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SONNENSHINE REALTY  
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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

EASEMENT AND RIGHT  
OF FIRST REFUSAL

WHEREAS, LIBERTY LIFE INSURANCE COMPANY, (herein sometimes referred to as Liberty) has this date acquired from ROPER CENTER ASSOCIATES, a South Carolina Limited Partnership, (herein sometimes referred to as Roper Center) certain real property located in Greenville County, South Carolina consisting of 5.950 acres on the north-western side of Interstate 85 and at the eastern end of Ponders Court, said property being more particularly described in deed from Roper Center to Liberty of even date and recorded in the RMC Office for Greenville County, South Carolina and also on Exhibit A attached hereto and incorporated herein by reference (herein referred to as the Property); and

WHEREAS, Roper Center owns certain other real property adjacent to the property of Liberty described above which adjacent property is located on both sides of Ponders Court and on which Roper Center has commenced development of an office distribution park; and

WHEREAS, under written Option and Agreement for Purchase and Sale of Realty as amended by Amendment dated July 14, 1980 between Roper Center and Liberty, said parties agreed that the Property would be subject to certain rights and privileges in favor of Roper Center.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, the receipt of which is hereby acknowledged, Liberty Life Insurance Company does hereby grant unto Roper Center Associates, a South Carolina Limited Partnership, its successors and assigns:

1. The right, license and easement to maintain and/or replace on the Property the permanent project sign of Roper Center now located on said Property in the southwestern corner thereof near the right-of-way of Interstate 85, together with the right of

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