

Storage, Inc.", which was recorded in the Office of Register of Mesne Conveyance for Greenville County, South Carolina, in Book 8-K at Page 20, and described as follows:

Beginning at an old iron pin on the western right of way of Commerce Road located southeasterly 1343.8 feet from the intersection with Anderson Road (being a joint front corner of property conveyed by deed on August 18, 1980, by Seaboard Coast Line Railroad Company to Pearce-Young-Angel Company, a division of Consolidated Foods Corporation, and which is subsequently being conveyed herein to PYA/Monarch, Inc. as indicated in PARCEL I of this EXHIBIT "A" above); thence with the common line of said property herein conveyed in PARCEL I above to PYA/Monarch, Inc., South 51°-28' West, 250.0 feet to an iron pin on the eastern right of way of the spur track now or formerly belonging to Seaboard Coast Line Railroad Company; thence with said spur track right of way, South 40°-17' East, 105.93 feet to an iron pin; thence continuing with said spur track right of way, South 41°-46' East, 128.1 feet to an iron pin, being a joint rear corner of the property of Greenville County; thence with the common line of the Greenville County property, North 48°-15' East, 250.0 feet to an iron pin on the western right of way of Commerce Road; thence with said right of way of Commerce Road, North 41°-47' West, 128.09 feet to an iron pin; thence continuing with said right of way of Commerce Road, North 40°-17' West, 91.91 feet to the point of beginning; containing 1.3 acres, more or less.

Said property is a portion of the Premises conveyed by deed on February 19, 1968, by Piedmont and Northern Railway Company to Greenville Freezer Storage, Inc. and recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina in Book 839 at Page 75. Grantor herein acquired said property by virtue of a merger on June 29, 1972, of Greenville Freezer Storage, Inc. (along with six other corporations) into Pearce-Young-Angel Company, and by a subsequent merger on June 30, 1972 of Pearce-Young-Angel Company, into Grantor herein, pursuant to two sets of merger documents filed in the Office of the Secretary of State of South Carolina on June 30, 1972.

The premises hereinabove described in Parcel II are conveyed subject to the following conditions and restrictions:

The Grantee herein, its successors and assigns, shall at all times provide and maintain ample drainage to carry storm water from the roof of any and all buildings hereafter placed upon said parcel of land to the storm sewer located within the bounds of Commerce Road.

The above conditions and restrictions shall be covenants running with the land and shall be binding upon the Grantee herein, its successors and assigns.

PARCEL III

All that certain piece, parcel or lot of land (together with all improvements thereon) situate, lying and being on the Western side of Commerce Road in the County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont and Northern Railway Company, dated July 9, 1964, entitled "Plat Showing Property to be Conveyed to Standard Coffee Company, Inc.", (Drawing F-1622) and recorded

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