

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) GRANT OF EASEMENT

WHEREAS, St. Francis Community Hospital, a South Carolina non-profit corporation (the "Hospital"), is the owner of the real estate described on Exhibit A hereto (the "Encumbered Land"), which real estate is part of a larger tract of land upon which is located the Hospital's general acute-care hospital facility (the "Hospital Building"); and

WHEREAS, the Hospital is the owner of certain land across St. Francis Drive from the Hospital Building (the "Medical Office Building Land"), which land the Hospital has leased to St. Francis Community Medical Office Building Corporation, a South Carolina corporation (the "Corporation"), pursuant to that certain Ground Lease between the Hospital and the Corporation, dated as of December 29, 1983, as amended as of April 3, 1984 (the "Ground Lease"); and

WHEREAS, the Corporation's obligations under the Ground Lease have been assumed by St. Francis Community Medical Office Building Associates, a South Carolina limited partnership (the "Partnership"), pursuant to that certain Lease Agreement, dated as of April 4, 1984, between the Corporation and the Partnership (the "Financing Lease"); and

WHEREAS, the Partnership will construct on the Medical Office Building Land a medical office building (the "Medical Office Building") and desires that a covered above-the-ground

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