

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE    )                                    EASEMENT

This Declaration of Easement is executed this 30<sup>th</sup> day of August, 1984 by Spinx Oil Company, Inc., a Corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as "Grantor") in favor of Coleman Young Enterprises, Inc., a Corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, on or about May 10, 1984, Grantor and Grantee entered into a Lease, a Memorandum of which is recorded in the RMC Office for Greenville County in Deed Book 1212 at Page 885, whereby Grantor leased unto Grantee certain property described therein and hereinafter as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, along the eastern side of Buncombe Road near the intersection of Buncombe Road and U.S. Highway 29 between other property of Grantor and property of J. D. Miller, et. al., and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Buncombe Road and a joint corner with the property of J. D. Miller, et. al. and running thence along the eastern side of Buncombe Road, N. 26-55 W. 71 feet to a point; thence running N. 68-30 E. 162 feet to a point; thence running S. 26-55 E. 71 feet to a point; thence running S. 68-30 W. 162 feet to an iron pin, being the point of beginning.

WHEREAS, paragraph 3 (c) of said Memorandum of Lease provides as follows:

"Lessor shall further grant to Lessee an additional easement for ingress/egress in, over and across Lessor's adjoint property from the Premises to U. S. Highway 29 with said easement to be thirty (30) feet in width. Lessor shall have the sole and the exclusive right to determine the location of said easement and, when so determined, said easement shall be for the non exclusive use of Lessee, its successors, assigns, tenants, invitees, licensees, employees, customers and guests."

WHEREAS, Grantor has determined the location of the easement referred to in paragraph 3 (c) of said Memorandum of Lease and desires to give public notice as to the exact location thereof,

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