

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

All that piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as a 4.54 acre tract on the western side of S. C. Highway 291 according to a survey by Kingsroads Development Corporation dated April 18, 1968, by Piedmont Engineers and Architects, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of S. C. Highway 291 at the joint front corner of other property of the Lessor designated on the plat as Shakey's Pizza, and running thence N. 48-23 W. 438.53 feet to an iron pin; thence S. 66-01 W. 158.26 feet to an iron pin; thence S. 13-38 E. 617.6 feet to an iron pin; thence with other property of the Lessor, N. 82-49 E. 251.3 feet to an iron pin on S. C. Highway 291; thence with S. C. Highway 291 N. 12-45 E. 350 feet to an iron pin, the point of beginning.

RECORDED JUN 5 1984 at 1:45 P.M.

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