

In consideration of the sum of One Dollar (\$1.00), in hand paid, receipt whereof is hereby acknowledged, and to induce the execution by WALGREEN CO., (hereinafter called "Walgreen"), of the attached and foregoing Lease dated September 30, 1968, (hereinafter called "Lease"), with BELL TOWER SHOPPING CENTER, INC. (hereinafter called "Bell"), covering the premises therein described and located in Greenville, South Carolina, the undersigned FURMAN UNIVERSITY, an eleemosynary corporation, (hereinafter called "Owner", for itself, its successors and assigns, covenants, represents and warrants as follows:

1. That Owner is vested with title in fee simple to all of the property shown on the plan attached to the Lease, known and described as follows:

ALL that piece, parcel or tract of land situate, lying and being on the West side of Church Street, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Tract A (and an adjoining strip) as shown on a plat entitled "Bell Tower Shopping Center" made by Piedmont Engineering Service, January, 1962, and having according to said plat the following metes and bounds:

BEGINNING at a point on the Western side of Church Street at the Northwestern corner of Church Street and a new street to be opened and running thence with the Northern line of said new street N. 85-33 W. 1385.55 feet to the Eastern side of another new street to be opened; thence with the Eastern side of said street N. 24-44 W. 180.8 feet, N. 16-58 E. 200.45 feet, N. 20-51 E. 431.8 feet, N. 30-47 E. 126 feet; thence crossing said street N. 68-48 W. 69 feet to a point on the Western side of said street; thence with the Western and Northern sides of said street N. 30-42 E. 20.5 feet, N. 44-34 E. 111.5 feet, N. 52-45 E. 130.9 feet, N. 73-09 E. 117.6 feet, N. 82-23 E. 111.9 feet, S. 85-25 E. 213.8 feet, S. 76-35 E. 210.3 feet, S. 70-22 E. 206 feet, S. 65-57 E. 206.1 feet, S. 61-34 E. 207.2 feet, S. 55-15 E. 161 feet to a point on the Western side of Church Street; thence with the Western side of Church Street S. 20-35 W. 40 feet, more or less, S. 69-25 E. 22 feet, S. 20-35 W. 30 feet, more or less, S. 20-35 W. 788.02 feet to the point of beginning.

Said property also being described as follows:

All that piece, parcel or tract of land situate, lying and being on the Western side of Church Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the Western side of Church Street at the Northwestern corner of Church Street and University Ridge (as relocated) and running thence with the Northern side of said University Ridge (as relocated) N. 85-33 W. 1385.55 feet to the Eastern side of Howe Street (as relocated); thence with the Eastern side of said street (as relocated) the following courses and distances: N. 24-44 W. 180.8 feet to an iron pin, thence N. 16-58 E. 200.45 feet to an iron pin, thence N. 20-51 E. 431.8 feet to an iron pin, thence N. 30-47 E. 126 feet to an iron pin; thence N. 44-22 E. 100 feet to a point; thence N. 52-46 E. 114.77 feet to a point; thence N. 73-08 E. 100 feet to a point; thence N. 82-24 E. 100 feet to a point; thence S. 85-27 E. 200 feet to a point; thence S. 76-30 E. 200 feet to a point; thence S. 70-28 E. 200 feet to a point; thence S. 65-53 E. 200 feet to a point; thence S. 61-35 E. 200 feet to a point; thence S. 55-18 E. 200 feet to an iron pin on the Western side of Church Street; thence with the Western side of Church Street S. 20-35 W. 788.02 feet to the point of beginning.

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