

AN ORDINANCE TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK.

WHEREAS, Charleston County, South Carolina (the "County") and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Charleston County Council Ordinance 972, adopted September 19, 1995; was further amended from time-to-time to add or remove property to the Park; and, in particular, was substantively amended by that First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Charleston County Council Ordinance 1475, adopted December 5, 2006; and by Colleton County Council Ordinance 06-R-20 adopted January 2, 2007; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions; and

WHEREAS, the Counties have determined that certain modifications of the Agreement are desirable, and the Counties desire to amend the Agreement to evidence such modifications;

NOW, THEREFORE, BE IT ORDAINED BY THE CHARLESTON COUNTY COUNCIL:

SECTION 1. The Agreement is hereby amended so as to expand the Park premises located within Charleston County. Attached hereto as **Exhibit A** is the property description of the parcels to be added to the Park premises within Charleston County.

SECTION 2. All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 3. This amendment to the Agreement shall become effective on the date of the later of (i) enactment of this Ordinance by the Charleston County Council, after third and final reading and public hearing, (ii) adoption of a resolution by Colleton County Council approving expanding the Park premises to add the property described in **Exhibit A**, and (iii) adoption of a resolution by North Charleston City Council consenting to the inclusion in the Park premises of the property described in **Exhibit A**. The North Charleston City Council and Colleton County Council have been requested to give their respective approvals to this amendment by resolution.

SECTION 4. Attached hereto is the Second Modification to Agreement for Development for Joint County Industrial Park (the "Second Modification"). The Chairman of the County Council is authorised to execute the Second Modification on behalf of the County and, after such execution on behalf of Colleton County, the Second Modification shall become effective on the date set forth in the Second Modification.

SECTION 5. Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Chairman, County Council of
Charleston County, South Carolina

ATTEST:

Clerk to County Council
Charleston County, South Carolina

First Reading: July 29, 2014
Public Hearing: August 26, 2014
Second Reading: August 26, 2014
Third Reading: September 9, 2014

EXHIBIT A

PROPERTY DESCRIPTION
CHARLESTON COUNTY ADDITIONAL PARCELS

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

<u>Parcels to be Added</u>	<u>Property Description</u>	<u>Initial Tax Year</u>
The Boeing Company	<u>See Schedule 1</u>	
	400-00-00-032	
	400-00-00-007 Already in MCP	
	400-00-00-012 Abandoned – Absorbed into 400-00-00-007	
	400-00-00-013 Abandoned – Absorbed into 400-00-00-007	
	400-00-00-014 Abandoned – Absorbed into 400-00-00-007	
	400-00-00-015 Abandoned – Absorbed into 400-00-00-007	
	400-00-00-016 Abandoned – Absorbed into 400-00-00-007	
	400-00-00-203	
	400-00-00-204	
	400-00-00-205 SCRA Site – Old Parcel# 400-00-00-020	
	409-00-00-007	
	408-00-00-002	
	408-00-00-005	
	408-00-00-004	
	408-00-00-003	
	408-00-00-006	
	408-00-00-042	
	408-00-00-055	
	393-00-00-066 Already in MCP	
	393-00-00-068 Already in MCP	
	393-00-00-069 Already in MCP	
	393-00-00-100 KST Holdings	
	400-00-00-021 SCRA Building	
	502-09-00-003 Kinder Morgan	
	502-09-00-004 Kinder Morgan	
	395-00-00-003 Millard Refrig.	

SCHEDULE 1

PROPERTY DESCRIPTIONS

MAIN SITE LEASE AREA:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN ON A DRAWING ENTITLED: "OVERALL LEASE EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES CHARLESTON SOUTH CAROLINA, INC.", PREPARED BY HGBD SURVEYORS, LLC, DATED JULY 7, 2010, LAST REVISED NOVEMBER 3, 2010; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF THE NEW SOUTH AVIATION AVENUE RIGHT-OF-WAY AND THE NORTHERN RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD, THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 86°06'15" WEST FOR A DISTANCE OF 267.92' TO A POINT; ALONG THE ARC OF A CURVE FOR A DISTANCE OF 179.26', SAID ARC OR CURVE HAVING A RADIUS OF 1,318.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 82°12'28" WEST FOR A DISTANCE OF 179.12' TO A POINT; THENCE TURNING AND RUNNING ALONG PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 23°49'24" EAST FOR A DISTANCE OF 776.66' TO A POINT; THENCE NORTH 23°48'50" EAST FOR A DISTANCE OF 164.99' TO A POINT; THENCE NORTH 66°10'58" WEST FOR A DISTANCE OF 692.33' TO A POINT; THENCE SOUTH 23°46'52" WEST FOR A DISTANCE OF 165.04' TO A POINT; THENCE NORTH 66°09'27" WEST FOR A DISTANCE OF 371.25' TO A POINT; THENCE SOUTH 28°52'38" WEST FOR A DISTANCE OF 806.02' TO A POINT; THENCE TURNING AND RUNNING ALONG THE NORTHERN AND EASTERN RIGHT-OF-WAY LINES OF INTERNATIONAL BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 66°06'41" WEST FOR A DISTANCE OF 209.91' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 1,138.95', SAID ARC OR CURVE HAVING A RADIUS OF 725.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 21°06'22" WEST FOR A DISTANCE OF 1,025.39' TO A POINT; THENCE NORTH 23°53'56" EAST FOR A DISTANCE OF 1,877.60' TO A POINT; THENCE TURNING AND RUNNING SOUTH 65°54'39" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PORSCHE BOULEVARD FOR A DISTANCE OF 180.00' TO A POINT; THENCE TURNING AND RUNNING NORTH 23°53'56" EAST ACROSS THE RIGHT-OF-WAY OF PORSCHE BOULEVARD AND ALONG THE EASTERN RIGHT-OF-WAY LINE OF DREAMLINER DRIVE FOR A DISTANCE OF 1,478.44' TO A POINT; THENCE TURNING AND RUNNING SOUTH 85°57'38" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF

FUEL FARM ROAD FOR A DISTANCE OF 21.26' TO A POINT; THENCE TURNING AND RUNNING NORTH 23°53'56" EAST ALONG THE EASTERN RIGHT-OF-WAY LINE OF FUEL FARM ROAD FOR A DISTANCE OF 138.22' TO A POINT; THENCE TURNING AND RUNNING ALONG PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 85°57'38" EAST FOR A DISTANCE OF 29.11' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 166.77', SAID ARC OR CURVE HAVING A RADIUS OF 212.50', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 63°28'38" EAST FOR A DISTANCE OF 162.53' TO A POINT; THENCE SOUTH 56°31'15" EAST FOR A DISTANCE OF 38.43' TO A POINT; THENCE TURNING AND RUNNING ALONG THE BOUNDARY LINE OF AN EXISTING BOEING LEASE AREA FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 56°31'15" EAST FOR A DISTANCE OF 1,692.78' TO A POINT; THENCE TURNING AND RUNNING ALONG THE BOUNDARY LINE OF DELIVERY CENTER PARCEL 1 FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 56°31'15" EAST FOR A DISTANCE OF 307.84' TO A POINT; THENCE NORTH 44°52'17" EAST FOR A DISTANCE OF 126.21' TO A POINT; THENCE TURNING AND RUNNING SOUTH 63°12'00" EAST ALONG PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR A DISTANCE OF 157.78' TO A POINT; THENCE TURNING AND RUNNING ALONG THE BOUNDARY LINE OF DELIVERY CENTER PARCEL 2 FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 44°52'17" WEST FOR A DISTANCE OF 158.35' TO A POINT; THENCE SOUTH 25°58'40" EAST FOR A DISTANCE OF 152.34' TO A POINT; THENCE TURNING AND RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF THE NEW SOUTH AVIATION AVENUE RIGHT-OF-WAY FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 1,088.19', SAID ARC OR CURVE HAVING A RADIUS OF 4,300.00', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 16°18'53" WEST FOR A DISTANCE OF 1,085.29' TO A POINT; THENCE SOUTH 09°03'54" WEST FOR A DISTANCE OF 851.65' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 851.37', SAID ARC OR CURVE HAVING A RADIUS OF 970.00', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 34°12'34" WEST FOR A DISTANCE OF 824.31' TO A POINT; THENCE SOUTH 59°21'13" WEST FOR A DISTANCE OF 297.99' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 536.79', SAID ARC OR CURVE HAVING A RADIUS OF 805.00', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 40°15'02" WEST FOR A DISTANCE OF 526.90' TO A POINT; THENCE SOUTH 50°15'47" WEST FOR A DISTANCE OF 139.85' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 227.068 ACRES / 9,891,087 SQUARE FEET.

LESS AND EXCEPTING THAT PARCEL DESIGNATED AS "NORTH CHARLESTON SEWER DISTRICT" (T.M.S. 400-00-00-032) AS SHOWN ON THE AFOREMENTIONED DRAWING ENTITLED: "OVERALL LEASE EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES CHARLESTON SOUTH CAROLINA, INC.", PREPARED BY HGBD SURVEYORS, LLC, DATED JULY 7, 2010, LAST REVISED NOVEMBER 3, 2010; SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PORSCHE BOULEVARD AND THE EASTERN RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD, THENCE TURNING AND RUNNING SOUTH 65°54'39" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF PORSCHE BOULEVARD FOR A DISTANCE OF 180.00' TO A POINT; THENCE TURNING AND RUNNING IN A DIRECTION OF SOUTH 84°28'47" EAST FOR A DISTANCE OF 349.77' TO A POINT, BEING THE POINT OF BEGINNING; THENCE TURNING AND RUNNING ALONG PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 23°57'35" EAST FOR A DISTANCE OF 50.31' TO A POINT; THENCE SOUTH 66°00'58" EAST FOR A DISTANCE OF 50.00' TO A POINT; THENCE SOUTH 23°49'55" WEST FOR A DISTANCE OF 49.88' TO A POINT; THENCE NORTH 66°30'42" WEST FOR A DISTANCE OF 50.11' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.058 ACRES / 2,507 SQUARE FEET.

TMS NOS.: 400-00-00-007

ALSO

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN AND DESIGNATED AS "LEASE AREA - PORTION OF TRACT "B" ON A DRAWING ENTITLED: 'OVERALL LEASE EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES CHARLESTON SOUTH CAROLINA, INC.', PREPARED BY HGBD SURVEYORS, LLC, DATED JULY 7, 2010, LAST REVISED AUGUST 16, 2011. SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD AND THE EXISTING WESTERN RIGHT-OF-WAY LINE OF MARK CLARK EXPRESSWAY (INTERSTATE 526), THENCE TURNING AND RUNNING NORTH 86°06'15" WEST ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INTERNATIONAL BOULEVARD FOR A DISTANCE OF 890.57' TO A POINT; THENCE TURNING AND RUNNING ALONG THE EXISTING EASTERN RIGHT-OF-WAY LINE OF NEW SOUTH AVIATION AVENUE RIGHT-OF-WAY FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 19°26'23" EAST FOR A DISTANCE OF 28.33' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 462.51', SAID ARC OR CURVE HAVING A RADIUS OF 655.00', THE CHORD OF SAID ARC OR CURVE RUNNING IN A DIRECTION OF NORTH 39°07'29" EAST FOR A DISTANCE OF 452.96' TO A POINT; THENCE NORTH 59°21'13" EAST FOR A DISTANCE OF 297.99' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 983.03', SAID ARC OR CURVE HAVING A RADIUS OF 1,120.00', THE CHORD OF SAID ARC OR CURVE RUNNING IN A DIRECTION OF NORTH 34°12'34" EAST FOR A DISTANCE OF 951.78' TO A POINT; THENCE NORTH 09°03'54" EAST FOR A DISTANCE OF 851.65' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 920.56', SAID ARC OR CURVE HAVING A RADIUS OF 4,150.00',

THE CHORD OF SAID ARC OR CURVE RUNNING IN A DIRECTION OF NORTH 15°25'11" EAST FOR A DISTANCE OF 918.68' TO A POINT; THENCE TURNING AND RUNNING SOUTH 25°58'40" EAST ALONG PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR A DISTANCE OF 38.40' TO A POINT; THENCE TURNING AND RUNNING ALONG THE EXISTING WESTERN RIGHT-OF-WAY LINE OF MARK CLARK EXPRESSWAY (INTERSTATE 526) FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 1,405.80', SAID ARC OR CURVE HAVING A RADIUS OF 4,472.19', THE CHORD OF SAID ARC OR CURVE RUNNING IN A DIRECTION OF SOUTH 12°43'45" WEST FOR A DISTANCE OF 1,400.02' TO A POINT; THENCE SOUTH 03°47'47" WEST FOR A DISTANCE OF 393.65' TO A POINT; THENCE SOUTH 08°03'24" WEST FOR A DISTANCE OF 142.58' TO A POINT; THENCE SOUTH 07°46'11" WEST FOR A DISTANCE OF 309.18' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 438.91', SAID ARC OR CURVE HAVING A RADIUS OF 3,709.71', THE CHORD OF SAID ARC OR CURVE RUNNING IN A DIRECTION OF SOUTH 11°09'10" WEST FOR A DISTANCE OF 438.66' TO A POINT; THENCE SOUTH 14°31'32" WEST FOR A DISTANCE OF 447.76' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.663 ACRES/638,727 SQUARE FEET.

TAXIWAY EXTENSION:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN ON A DRAWING ENTITLED: "LEASE AREA EXHIBIT PREPARED FOR THE BOEING COMPANY", PREPARED BY HGBD SURVEYORS, LLC, DATED JANUARY 17, 2010, LAST REVISED FEBRUARY 10, 2010; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF SOUTH AVIATION AVENUE AND THE NORTHERN RIGHT-OF-WAY OF AIR FRAME DRIVE, THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF SOUTH AVIATION AVENUE FOR THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT IN A DIRECTION OF N23°36'03"E FOR A CHORD DISTANCE OF 49.47' (SAID CURVE HAVING A RADIUS OF 5,075.00' AND AN ARC LENGTH OF 49.47') TO A POINT, THENCE IN A DIRECTION OF N23°52'49"E FOR A DISTANCE OF 565.36' TO A POINT, THENCE ALONG A CURVE TO THE RIGHT IN A DIRECTION OF N34°22'33"E FOR A CHORD DISTANCE OF 318.78' (SAID CURVE HAVING A RADIUS OF 875.00' AND AN ARC LENGTH OF 320.57') TO A POINT, AND THENCE IN A DIRECTION OF N44°52'17"E FOR A DISTANCE OF 85.30' TO A POINT; THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF CHARLESTON COUNTY AVIATION AUTHORITY IN A DIRECTION OF N56°31'15"W FOR A DISTANCE OF 307.84' TO A POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE PROCEEDING ALONG THE PROPERTY OF CHARLESTON COUNTY AVIATION AUTHORITY FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N56°31'15"W FOR A DISTANCE OF 1194.44' TO A POINT, THENCE IN A

DIRECTION OF N56°31'15"W FOR A DISTANCE OF 498.34' TO A POINT, THENCE IN A DIRECTION OF N58°40'50"E FOR A DISTANCE OF 177.98' TO A POINT, THENCE IN A DIRECTION OF N28°11'32"E FOR A DISTANCE OF 279.64' TO A POINT, THENCE IN A DIRECTION OF N33°05'44"W FOR A DISTANCE OF 124.06' TO A POINT, THENCE IN A DIRECTION OF N56°55'55"E FOR A DISTANCE OF 242.88' TO A POINT, AND THENCE IN A DIRECTION OF S33°18'56"E FOR A DISTANCE OF 1806.04' TO A POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 13.640 ACRES / 594,172 SQUARE FEET.

DELIVERY CENTER PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN ON A DRAWING ENTITLED: "LEASE AREA EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES CHARLESTON SOUTH CAROLINA, INC.", PREPARED BY HGBD SURVEYORS, LLC, DATED JANUARY 17, 2010, LAST REVISED NOVEMBER 3, 2010; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF THE ABANDONED WESTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE AND THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF AIR FRAME DRIVE, THENCE TURNING AND RUNNING ALONG THE ABANDONED WESTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 49.47', SAID ARC OR CURVE HAVING A RADIUS OF 5,075.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 23°36'03" EAST FOR A DISTANCE OF 49.47' TO A POINT; THENCE NORTH 23°52'49" EAST FOR A DISTANCE OF 565.36' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 320.57', SAID ARC OR CURVE HAVING A RADIUS OF 875.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 34°22'33" EAST FOR A DISTANCE OF 318.78' TO A POINT; THENCE NORTH 44°52'17" EAST FOR A DISTANCE OF 85.30' TO A POINT BEING THE POINT OF BEGINNING; THENCE TURNING AND RUNNING NORTH 56°31'15" WEST ALONG PARCEL "A6", PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT, FOR A DISTANCE OF 307.84' TO A POINT; THENCE TURNING AND RUNNING NORTH 33°18'56" WEST ALONG AN "EXISTING LEASE AREA", PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT, FOR A DISTANCE OF 168.96' TO A POINT; THENCE TURNING AND RUNNING SOUTH 63°12'00" EAST WITHIN THE LIMITS OF PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR A DISTANCE OF 491.39' TO A POINT; THENCE TURNING AND RUNNING SOUTH 44°52'17" WEST ALONG THE ABANDONED WESTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE FOR A DISTANCE OF 126.21' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.912 ACRE / 39,728 SQUARE FEET.

DELIVERY CENTER PARCEL 2:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN ON A DRAWING ENTITLED: "LEASE AREA EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES CHARLESTON SOUTH CAROLINA, INC.", PREPARED BY HGBD SURVEYORS, LLC, DATED JANUARY 17, 2010, LAST REVISED NOVEMBER 3, 2010; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF THE ABANDONED WESTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE AND THE EXISTING NORTHERN RIGHT-OF-WAY LINE OF AIR FRAME DRIVE, THENCE TURNING AND RUNNING ALONG THE ABANDONED WESTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE FOR THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE FOR A DISTANCE OF 49.47', SAID ARC OR CURVE HAVING A RADIUS OF 5,075.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 23°36'03" EAST FOR A DISTANCE OF 49.47' TO A POINT; THENCE NORTH 23°52'49" EAST FOR A DISTANCE OF 565.36' TO A POINT; THENCE ALONG THE ARC OF A CURVE FOR A DISTANCE OF 320.57', SAID ARC OR CURVE HAVING A RADIUS OF 875.00', THE CHORD OF SAID ARC OR CURVE RUNNING NORTH 34°22'33" EAST FOR A DISTANCE OF 318.78' TO A POINT; THENCE NORTH 44°52'17" EAST FOR A DISTANCE OF 211.51' TO A POINT; THENCE TURNING AND RUNNING SOUTH 63°12'00" EAST ACROSS THE ABANDONED SOUTH AVIATION AVENUE RIGHT-OF-WAY FOR A DISTANCE OF 157.78' TO A POINT BEING THE POINT OF BEGINNING; THENCE TURNING AND RUNNING SOUTH 63°12'00" EAST WITHIN THE LIMITS OF PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR A DISTANCE OF 65.33' TO A POINT; THENCE TURNING AND RUNNING ALONG THE ARC OF A CURVE, BEING THE NEW SOUTH AVIATION AVENUE WESTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 242.82', SAID ARC OR CURVE HAVING A RADIUS OF 4,300.00', THE CHORD OF SAID ARC OR CURVE RUNNING SOUTH 25°10'57" WEST FOR A DISTANCE OF 242.79' TO A POINT; THENCE TURNING AND RUNNING NORTH 25°58'40" WEST ALONG TRACT "B", PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT, FOR A DISTANCE OF 152.34' TO A POINT; THENCE TURNING AND RUNNING NORTH 44°52'17" EAST ALONG THE ABANDONED EASTERN RIGHT-OF-WAY LINE OF SOUTH AVIATION AVENUE FOR A DISTANCE OF 158.35' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.437 ACRE / 19,044 SQUARE FEET.

COMPASS ROSE PARCEL:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING SHOWN ON A DRAWING ENTITLED: 'LEASE AREA EXHIBIT PREPARED FOR BOEING COMMERCIAL AIRPLANES

CHARLESTON SOUTH CAROLINA, INC>”, PREPARED BY HGBD SURVEYORS, LLC, DATED JANUARY 17, 2010, LAST REVISED JULY 14, 2011; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF NORTHERN RIGHT-OF-WAY LINE OF AIRFRAME DRIVE AND THE WESTERN RIGHT-OF-WAY LINE OF ABANDONED SOUTH AVIATION AVENUE, THENCE TURNING AND RUNNING ALONG THE WESTERN RIGHT-OF-WAY OF ABANDONED SOUTH AVIATION AVENUE FOR THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT IN A DIRECTION OF NORTH 23°36’03” EAST FOR A CHORD DISTANCE OF 49.47’ (SAID CURVE HAVING A RADIUS OF 5,075.00’) TO A POINT; THENCE IN A DIRECTION OF NORTH 23°52’49” EAST FOR A DISTANCE OF 565.36’ TO A POINT; THENCE ALONG A CURVE TO THE RIGHT IN A DIRECTION OF NORTH 34°22’33” EAST FOR A CHORD DISTANCE OF 318.78’ (SAID CURVE HAVING A RADIUS OF 870.00’) TO A POINT, THENCE IN A DIRECTION OF NORTH 44°52’17” EAST FOR A DISTANCE OF 85.30’ TO A POINT; THENCE TURNING AND RUNNING THROUGH THE PROPERTY OF THE CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF NORTH 56°31’15” WEST FOR A DISTANCE OF 307.84’ TO A POINT AND THENCE IN A DIRECTION OF NORTH 33°18’56” WEST FOR A DISTANCE OF 168.96’ TO A POINT, THIS BEING THE TRUE POINT OF BEGINNING: THENCE CONTINUING THROUGH THE PROPERTY OF THE CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF NORTH 33°18’56” WEST FOR A DISTANCE OF 779.20’ TO A POINT, THENCE IN A DIRECTION OF NORTH 70°57’24” EAST FOR A DISTANCE OF 466.93’ TO A POINT, THENCE IN A DIRECTION OF SOUTH 58°15’28” EAST FOR A DISTANCE OF 234.77’ TO A POINT, THENCE SOUTH 23°08’35” EAST FOR A DISTANCE OF 232.08’ TO A POINT, THENCE IN A DIRECTION OF SOUTH 26°48’00” WEST FOR A DISTANCE OF 553.65’ TO A POINT AND THENCE IN A DIRECTION OF NORTH 63°12’00” WEST ALONG FOR A DISTANCE OF 61.21’ TO A POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 7.531 ACRES/328,033 SQUARE FEET.

PHASE II - M PROPERTY:

ALL THOSE PIECES, PARCELS OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NORTH CHARLESTON, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SHOWN AND DESIGNATED AS PARCEL “A” CONTAINING 141.076 ACRES, MORE OR LESS, PARCEL “B” CONTAINING 103.036 ACRES, MORE OR LESS, AND PARCEL “C” CONTAINING 22.842 ACRES, MORE OR LESS, FOR A TOTAL OF 266.954 ACRES, MORE OR LESS, ON A PLAT ENTITLED “PLAT SHOWING THE SUBDIVISION OF T.M.S. 400-00-00-007, A 1,328+/- ACRE TRACT OF LAND & THE ABANDONMENT OF PROPERTY LINES OF T.M.S. 400-00-00-020, A 20.220 ACRE TRACT OF LAND & T.M.S. 400-00-00-011, A 5.002 ACRE TRACT OF LAND, OWNED BY THE CHARLESTON COUNTY AIRPORT DISTRICT TO CREATE PARCEL “A” (141.076 ACRES), PARCEL “B” (103.036 ACRES), PARCEL “C” (22.842 ACRES) & A RESIDUAL

OF T.M.S. 400-00-00-007 (1,086 +/- ACRES) (RESIDUAL ACREAGE INCLUDES 28.151 ACRES CONTAINED WITHIN NEW PRIVATE VARIABLE WIDTH R/W (PORTIONS OF INTERNATIONAL BOULEVARD & MICHAUX PARKWAY) PREPARED BY HGBD SURVEYORS, LLC, DATED SEPTEMBER 12, 2012, LAST REVISED NOVEMBER 12, 2013, AND RECORDED DECEMBER 13, 2013, IN PLAT BOOK L13, PAGES 0422 - 0428 IN THE RMC OFFICE FOR CHARLESTON COUNTY, REFERENCE TO WHICH IS CRAVED FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS, INGRESS AND EGRESS TO U.S. INTERSTATE HIGHWAY NO. 526 AND DORCHESTER ROAD OVER, UPON AND ACROSS THOSE CERTAIN ROADS SHOWN AS "INTERNATIONAL BOULEVARD (NEW PRIVATE VARIABLE WIDTH R/W)" AND "MICHAUX PARKWAY (NEW PRIVATE VARIABLE WIDTH R/W)" AS SET FORTH ON THE ABOVE REFERENCED PLAT.

TAX MAP NUMBERS: PARCEL A – 400-00-00-203
 PARCEL B – 400-00-00-204
 PARCEL C – 400-00-00-205

PHASE II P-1 PROPERTY:

PARCEL 1

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, SHOWN AS A 99 ACRE TRACT AND PARCEL B CONTAINING 6.24 ACRES FOR A TOTAL OF 105.24 ACRES AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF 3 TRACTS OF LAND OWNED BY THE ESTATE OF MILTON TRULUCK A TOTAL OF 121.24 ACRES, SITUATE: NORTH OF DORCHESTER ROAD, CHARLESTON COUNTY, S.C." BY A.L. GLEN, REG. SURVEYOR, DATED JANUARY 28, 1972 AND RECORDED IN PLAT BOOK P, AT PAGE 118 IN THE RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA. SAID TRACT OF LAND CONTAINING THE SAME BUTTING, BOUNDINGS AND DIMENSIONS AS SHOWN ON SAID PLAT.

TMS NO.: 409-00-00-007

PHASE II P-2 PROPERTY:

PARCEL 2

ALL THAT PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN FETTERESSA SUBDIVISION, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, NORTH OF GLYN TERRACE SUBDIVISION ON THE EAST SIDE OF DORCHESTER ROAD, CONTAINING 16.04 ACRES, MORE OR LESS, AND BEING BOUNDED: ON THE NORTHEAST BY A 200 FOOT EASEMENT OF THE SOUTH CAROLINA ELECTRIC & GAS COMPANY AND THE SOUTH CAROLINA PUBLIC SERVICE AUTHORITY; ON THE SOUTHEAST BY LAND NOW OR FORMERLY OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AND BY GLYN TERRACE

SUBDIVISION; ON THE SOUTHWEST BY DORCHESTER ROAD AND FRONTING THEREON 230 FEET' AND ON THE NORTHWEST BY L AND NOW OR FORMERLY OF WILLIAMS FURNITURE CORPORATION. THE SAID TRACT IS FULLY SHOWN AND DELINEATED ON A MAP BY A.L. GLEN, SURVEYOR, DATED AUGUST 7, 1964 AND RECORDED AT PLAT BOOK R AT PAGE 152, AND BEING A PORTION OF FETTERESSA TRACT HERETOFORE CONVEYED TO WILLIAMS FURNITURE CORPORATION. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO.

ALSO, A RIGHT-OF-WAY AND EASEMENT APPURTENANT TO THE LAND HEREINABOVE DESCRIBED, 50 FEET IN WIDTH OVER AND ACROSS THE 200 FOOT EASEMENT OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AND THE SOUTH CAROLINA PUBLIC SERVICE AUTHORITY WHICH FORMS THE NORTHEASTERN BOUNDARY OF THE TRACT ABOVE DESCRIBED, AS GRANTED IN THAT DEED FROM WILLIAMS FURNITURE CORPORATION TO MILTON F. TRULUCK DATED AUGUST 31, 1964 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE AT BOOK D81 AT PAGE 134.

TMS NO. 408-00-00-002

PARCEL 3

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA CONTAINING 33.1 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT B ON THAT CERTAIN PLAT ENTITLED "MAP OF 33.1 ACRE TRACT OF LAND OWNED BY WILLIAMS FURNITURE CORP SITUATE: NORTH CHARLESTON, CHARLESTON COUNTY, S.C." BY A.L. GLEN DATED APRIL 20, 1966 AND RECORDED IN PLAT BOOK U AT PAGE 124 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, CONTAINING 4.53 ACRES, MORE OR LESS AND BEING SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING THE SUBDIVISION OF A 36.670 ACRE TRACT OF LAND CITY OF NORTH CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA" BY FORSBERG ENGINEERING & SURVEYING, INC. DATED DECEMBER 5, 1988 AND RECORDED IN BOOK T180 AT PAGE 536 IN THE CHARLESTON COUNTY RMC OFFICE AND BEARING CHARLESTON COUNTY TMS NUMBER 408-00-00-050. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO.

TMS NO.: 408-00-00-005

PARCEL 4

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA SHOWN AND DESIGNATED AS TRACT C ON THAT CERTAIN PLAT ENTITLED "MAP OF 33.1 ACRE TRACT OF LAND OWNED BY WILLIAMS FURNITURE CORP SITUATE: NORTH CHARLESTON, CHARLESTON COUNTY, S.C." BY A.L. GLEN DATED APRIL 20, 1966 AND RECORDED IN PLAT BOOK U AT PAGE 124 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

I. ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA AND SHOWN AND DESIGNATED AS "NEW LOT B TMS 408-00-00-052" ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING THE RESUBDIVISION OF TRACT C-1 2.297 ACRES AND TRACT C 9.56 ACRES AND THE ABANDONMENT OF A PROPERTY LINE CREATING NEW LOT B, 3.335 ACRES AND THE RESIDUAL, NEW LOT 1, 8.5 ACRES" BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED NOVEMBER 21, 2008 AND RECORDED IN PLAT BOOK L09 AT PAGE 0332 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO. TMS NO.: 408-00-00-052

II. ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, CONTAINING 2.81 ACRES, MORE OR LESS, AND BEING SHOWN AND DESIGNATED AS "TRACT A" ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING TRACT A BEING SUBDIVIDED FROM TMS 408-00-00-004 PROPERTY OF MILTON F. TRULUCK AND A NEW 25' ACCESS EASEMENTS A PART OF 16.0 TRACT OWNED BY EDNA D. AND CHARLES E. TRULUCK, TRUSTEES, LOCATED IN CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" BY DAVIS & FLOYD, INC. DATED DECEMBER 7, 2000 AND RECORDED IN PLAT BOOK EE AT PAGE 713 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO. TMS NO.: 408-00-00-053

TMS NO.: 408-00-00-004

PARCEL 5

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, CONTAINING 2.057 ACRES, MORE OR LESS, AND BEING SHOWN AS "MILTON F. TRULUCK THE TRUST 2.057 ACRES" ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING THE SUBDIVISION OF A 36.670 ACRES TRACT OF LAND CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, S.C." BY FORSBERG ENGINEERING &

SURVEYING, INC. DATED DECEMBER 5, 1988 AND RECORDED AS EXHIBIT A TO THAT CERTAIN DEED RECORDED AT BOOK T180 AT PAGE 539 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEAR BY REFERENCE THERETO.

TMS NO.: 408-00-00-003

PARCEL 6

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE CITY OF NORTH CHARLESTON, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, AND SHOWN AND DESIGNATED AS "TRACT 'B' 31.87 ACRES", "R/W NO. 1" AND "PORTION OF R/W NO. 1 3.57 ACRES" ON THAT CERTAIN PLAT OF DORCHESTER GARDENS APARTMENTS ENTITLED "SUBDIVISION PLAT OF 48.19 ACRES LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" PREPARED BY HAROLD J. LEAMOND, SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 2507, SIGMA ENGINEERS, INC., CONSULTING ENGINEERS & LAND SURVEYORS, DATED DECEMBER 20, 1983 AND RECORDED IN PLAT BOOK AY AT PAGE 186 IN THE CHARLESTON COUNTY RMC OFFICE. SAID PROPERTY HAVING SUCH SIZE, SHAPE, DIMENSIONS AND BOUNDARIES AS WILL MORE FULLY APPEARS BY REFERENCE THERETO.

TMS NOS.: 408-00-00-006 (TRACT B)
408-00-00-042 (PORTION OF R/W NO. 1)
408-00-00-055 (R/W NO. 1)

NORTH CAMPUS:

TRACT 7

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, LYING AND BEING IN PALMETTO COMMERCE PARK, CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, KNOWN AS "TRACT 7", AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN TMS NO. 393-00-00-010 (CONTAINING 318.756 ACRES), TMS NO. 393-00-00-005 (CONTAINING 281.725 ACRES), TMS NO. 393-00-00-006 (CONTAINING 197.824 ACRES), TMS NO. 393-00-00-033 (CONTAINING 22.100 ACRES) AND TO FORM A 820-405 TRACT INTO NEW TRACT 5 (CONTAINING 258.330 ACRES), TRACT 6 (CONTAINING 160.237 ACRES), TRACT 7 (CONTAINING 14.330 ACRES), TRACT 8 (CONTAINING 12.728 ACRES), TRACT 9 (CONTAINING 34.818 ACRES), TRACT 10 (CONTAINING 106.945 ACRES), TRACT 11 (CONTAINING 24.853 ACRES), AND TRACT 12 (CONTAINING 207.164 ACRES), PROPERTY OF SPRING GROVE ASSOCIATES LOCATED IN PALMETTO COMMERCE PARK, THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" BY HLA, INC., DATED NOVEMBER 2, 2005, AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY ON DECEMBER 21, 2005, IN PLAT BOOK EJ, AT PAGE 434, REFERENCE TO

WHICH IS CRAVED FOR A MORE COMPLETE DESCRIPTION.

TMS NO.: 393-00-00-066

TRACT 9

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, LYING AND BEING IN PALMETTO COMMERCE PARK, CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, KNOWN AS "TRACT 9", AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN TMS NO. 393-00-00-010 (CONTAINING 318.756 ACRES), TMS NO. 393-00-00-005 (CONTAINING 281.725 ACRES), TMS NO. 393-00-00-006 (CONTAINING 197.824 ACRES), TMS NO. 393-00-00-033 (CONTAINING 22.100 ACRES) AND TO FORM A 820-405 TRACT INTO NEW TRACT 5 (CONTAINING 258.330 ACRES), TRACT 6 (CONTAINING 160.237 ACRES), TRACT 7 (CONTAINING 14.330 ACRES), TRACT 8 (CONTAINING 12.728 ACRES), TRACT 9 (CONTAINING 34.818 ACRES), TRACT 10 (CONTAINING 106.945 ACRES), TRACT 11 (CONTAINING 24.853 ACRES), AND TRACT 12 (CONTAINING 207.164 ACRES), PROPERTY OF SPRING GROVE ASSOCIATES LOCATED IN PALMETTO COMMERCE PARK, THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" BY HLA, INC., DATED NOVEMBER 2, 2005, AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY ON DECEMBER 21, 2005, IN PLAT BOOK EJ, AT PAGE 434, REFERENCE TO WHICH IS CRAVED FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE ACCESS, INGRESS AND EGRESS EASEMENT AS SET FORTH IN PARAGRAPH 2. ACCESS ROAD EASEMENT OF THAT CERTAIN ACCESS AND DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN GWINNETT INDUSTRIES, INC., AND STONE MOUNTAIN INDUSTRIAL PARK, INC., DATED JUNE 19, 2009, AND RECORDED JULY 1, 2009, IN BOOK 0065, PAGE 367 IN THE RMC OFFICE FOR CHARLESTON COUNTY, AS AMENDED BY FIRST AMENDMENT TO ACCESS AND DRAINAGE AGREEMENT BY AND BETWEEN GWINNETT INDUSTRIES, INC., AND STONE MOUNTAIN INDUSTRIAL PARK, INC., DATED AS OF JULY 30, 2010, AND RECORDED AUGUST 2, 2010, IN BOOK 0136, PAGE 244 IN THE RMC OFFICE FOR CHARLESTON COUNTY AND IN BOOK 7605, PAGE 198 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DORCHESTER COUNTY.

TMS NO.: 393-00-00-068

TRACT 10

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, LYING AND BEING IN PALMETTO COMMERCE PARK, CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, KNOWN AS "TRACT 10", AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINES BETWEEN TMS NO. 393-00-00-010 (CONTAINING 318.756 ACRES), TMS NO. 393-00-00-005 (CONTAINING 281.725 ACRES), TMS NO. 393-00-00-006 (CONTAINING 197.824 ACRES), TMS NO. 393-00-00-033 (CONTAINING 22.100 ACRES) AND TO FORM A 820-405 TRACT INTO NEW TRACT 5 (CONTAINING 258.330 ACRES),

TRACT 6 (CONTAINING 160.237 ACRES), TRACT 7 (CONTAINING 14.330 ACRES), TRACT 8 (CONTAINING 12.728 ACRES), TRACT 9 (CONTAINING 34.818 ACRES), TRACT 10 (CONTAINING 106.945 ACRES), TRACT 11 (CONTAINING 24.853 ACRES), AND TRACT 12 (CONTAINING 207.164 ACRES), PROPERTY OF SPRING GROVE ASSOCIATES LOCATED IN PALMETTO COMMERCE PARK, THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA” BY HLA, INC., DATED NOVEMBER 2, 2005, AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY ON DECEMBER 21, 2005, IN PLAT BOOK EJ, AT PAGE 434, REFERENCE TO WHICH IS CRAVED FOR A MORE COMPLETE DESCRIPTION.

ALSO, ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, LYING AND BEING IN PALMETTO COMMERCE PARK, CITY OF NORTH CHARLESTON AND DORCHESTER COUNTIES, SOUTH CAROLINA, KNOWN AS “TRACT 10”, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED “PLAT SHOWING THE LOCATION OF THE CHARLESTON/DORCHESTER LINE ACROSS TRACTS 5, 10, 11 & 12 PREPARED FOR SPRING GROVE ASSOCIATES, WEBER USA CORPORATION, AND STONE MOUNTAIN INDUSTRIAL PARK INC. LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON & DORCHESTER COUNTIES, SOUTH CAROLINA” DATED JUNE 16, 2006, AND RECORDED IN PLAT BOOK L, PAGE 21 THE OFFICE OF THE REGISTER OF DEEDS FOR DORCHESTER COUNTY.

TMS NO.: 393-00-00-069 (CHARLESTON COUNTY) AND
163-00-00-020-000C (DORCHESTER COUNTY)

OFFICE LEASES:

1. 3820 FABER PLACE DRIVE, SUITE 100, NORTH CHARLESTON, SOUTH CAROLINA 29406, AS SET FORTH IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN 3820 FABER PLACE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AND THE BOEING COMPANY, A DELAWARE CORPORATION, DATED JANUARY 6, 2014, AS MAY BE AMENDED FROM TIME TO TIME.
2. 3860 FABER PLACE DRIVE, SUITES 100 AND 500, NORTH CHARLESTON, SOUTH CAROLINA 29406, AS SET FORTH IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN 3860 FABER PLACE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AND THE BOEING COMPANY, A DELAWARE CORPORATION, DATED JANUARY 6, 2014, AS MAY BE AMENDED FROM TIME TO TIME.
3. 3875 FABER PLACE DRIVE, SUITES 100 AND 200, NORTH CHARLESTON, SOUTH CAROLINA 29406, AS SET FORTH IN THAT CERTAIN OFFICE LEASE AGREEMENT BY AND BETWEEN 3875/3955 FABER PLACE, LLC, AND THE BOEING COMPANY, A DELAWARE CORPORATION, DATED DECEMBER 20, 2012, AS MAY BE AMENDED FROM TIME TO TIME.

4. 4340 CORPORATE ROAD, NORTH CHARLESTON, SOUTH CAROLINA 29405, INCLUDING ONSITE AND OFF-SITE PARKING, AS SET FORTH IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN BRIDGEVIEW PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AND THE BOEING COMPANY, A DELAWARE CORPORATION, DATED JANUARY 10, 2014, AS MAY BE AMENDED FROM TIME TO TIME.

5. 4249-N CROSSPOINT DRIVE, LADSON, SOUTH CAROLINA 29456, AS SET FORTH IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN JAMESTOWN-CK CROSSPOINT I, L.P., A DELAWARE LIMITED PARTNERSHIP, AND THE BOEING COMPANY, A DELAWARE CORPORATION, DATED FEBRUARY 21, 2014, AS MAY BE AMENDED FROM TIME TO TIME.