

THIS INDENTURE MADE THE 7 day of December, 1999,
Between Gelmart Industries, Inc. a Delaware Corporation having
offices at 31 West 34th Street New York, New York (hereinafter
called the Grantor), of the one part, and Appleton Property LLC a
South Carolina Limited Liability Company having an office c/o
William C. Hood, Esq. 505 McDuffie Street Anderson, South
Carolina 29621 (hereinafter called the Grantee), of the other
part,

WITNESSETH, That the said Grantor, Gelmart Industries, Inc.,
for and in consideration of the sum of \$10.00 and other valuable
consideration lawful money of the United States of America, unto
it well and truly paid by the said Grantee, at or before the
sealing and delivery, hereof, the receipt whereof is hereby
Acknowledged, has granted, bargained and sold, aliened,
enfeoffed, conveyed, released and confirmed, and by these
presents grant, bargain, sell, enfeoff, convey, alien, release
and confirm unto said Grantee, its successors and assigns, all of
the lot and building more particularly hereinafter described:

PARCEL NO. 1

ALL that certain piece, parcel or tract of land containing
14.3648 acres situate, lying and being in the County of Anderson,
State of North Carolina, as shown on plat entitled "Property of
Gelmart Industries, Inc." dated March 1989, prepared by Dalton &
Neves Co., Inc., Engineers, and having, according to said plat,
the following metes and bounds to-wit:

BEGINNING at the iron pin (P.O.B. No. 1) at the Northwest
intersection of the rights of way of S.C. Highway No. 24 (W.
Whitner Street) and Appleton Road, thence running with the
Northern right of way of S.C. Highway No. 24 S, 86-08 W. 274.34
Feet to an iron pin at the northeast intersection of the rights
of way of S.C. Highway No. 24 and "Y" Street; thence leaving said
intersection and running along the eastern right of way of "Y"
Street N. 9-54 E. 185.89 feet to an iron pin; thence leaving "Y"
street and running along the rear of lots 308A, 307A, 306A,
305A and 304A of the Appleton Company Subdivision, and the
property of J.P. Stevens & Co., Inc. the following courses and
distances: N. 19-25 E. 135.27 feet to an iron pin, thence N 12-48
E. 589.36 feet to an iron pin, thence running along the Stevens
property and lot 302 of Appleton Company Subdivision N. 77-16 W
276.86 feet to an iron pin on the eastern right of way of York

street; thence running with the eastern right of way of York street N.7-21 E. 27.49 feet to an iron pin at the eastern intersection with Glenn Street; thence running with the eastern right of way of Glenn street the following courses and distances: N 38-51 E 127.0 feet to an iron pin, thence N. 19-20 E 90.0 feet to an iron pin, thence N 9-18 W 442.37 feet to a nail and cap, thence N 16-17 E 82.35 feet to a nail and cap, thence N 41-52 E 169.18 feet to a nail and cap, thence N 41-62 E 90.81 feet to a nail and cap, thence N. 24-54 E 237.68 feet to a nail and cap. Thence N. 17-34 E. 169.80 feet to a nail and cap, thence N. 16-24 E 109.46 feet to a nail and cap, thence N. 21-05 E. 128.20 feet to a nail and cap, thence N. 22-12 E. 86.81 feet to a nail and 34-38 E. 80.09 feet to a nail and cap, thence N. 40-08 E 89.35 feet to a nail and cap, thence N. 61-14 E. 89.21 feet to a nail and cap, thence N. 67-06 E. 130.21 feet to a nail and cap, thence, N. 88-51 E. 132.63 feet to a nail and cap, thence S. 79-49 E. 72.28 feet to an old iron pin, thence S. 78-26 E. 221.01 feet to an old iron pin, thence S. 14-02 E. 34.09 feet to an old iron pin on the Northern right of way of "J" Street, thence running along the Northern right of way of "J" Street the following courses and distances: S. 53-55 W. 131.74 feet to an old iron pin, thence S. 25-54 W. 72.97 feet to an old iron pin corner of Lot 90 the Appleton Company Subdivision; then leaving said "J" Street right of way and running the northern line of Lot 90 S. 81-05 W. 81.27 feet to an old iron pin, thence running along rear line of Lots 90, 89, 87, and 86 of the Appleton Company Subdivision S. 7-58 W. 375.08 feet to an old iron pin at the northwest intersection of the rights of way of Kelly and "K" Streets; thence running along the Western right of way of "K" Street the following courses and distances: S. 7-47 W. 138.13 feet to an old iron pin, thence S. 8-05 E. 576.66 feet to a nail and cap at the northwest intersection of the rights of way of "K" Street and Appleton Road, thence running with the western right of way of Appleton Road the following courses and distances: S. 80-40 W 126.22 feet to a nail and cap, thence S. 60-05 W. 56.47 feet to a nail and cap., thence S. 49-06 W. 44.93 feet to an iron pin, thence S1-48 W. 103.33 feet to an iron pin, thence S. 30-12 W. 88.19 feet to an iron pin, thence S. 26-56 W. 227.92 feet to an iron pin, thence S. 17-36 W. 601.21 feet to an old iron pin, thence S. 19-00 W. 187.59 feet to an iron pin, thence S. 16-26 W. 81.17 feet to an iron pin, thence S. 9-47 W. 84.23 feet to an iron pin, thence S. 6-52 W. 291.53 feet to the point of BEGINNING.

PARCEL NO. 2,

ALL that certain piece, parcel or tract of land containing .06093 acres situate, lying and being in the County of Anderson, State of North Carolina, as shown on plat entitled "Property of Gelmart Industries, Inc." dated March 1989, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a nail and cap [P.O.B. No. 2] at the southeast intersection of the rights of way of Appleton Road and "L" Street, thence running with the southern right of way of Appleton Road N. 53-09 E 115.76 feet to an old iron pin at the western right of way of 12 foot alley; thence leaving said southern right of way of Appleton Road and running along the western right of way of said 12 foot alley the following courses and distances: S. 9-20 E. 139.24 feet to an iron pin, thence S. 21-20 E. 63.77 feet to an old iron pin, thence S. 39-23 E. 4.41 feet to an old iron pin, thence S. 00-43 E. 63.33 feet to an old iron pin, thence S. 6-19 E. 3.81 feet to an old iron pin corner of Lot 27 of the Appleton Company Subdivision; thence leaving said alley and running along the line of Lot 27 S. 81-21 W. 111.04 feet to an iron on the eastern right of way of "L" Street; thence running with the eastern right of way of "L" Street N. 8-38 W. 217.06 feet to the point of BEGINNING.

PARCEL N. 3

ALL that certain piece, parcel or tract of land containing 0.05 acres situate, lying and being in the County of Anderson, State of North Carolina, as shown on plat entitled "Property of Gelmart Industries, Inc." dated March 1989, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an old iron pin [P.O.B. No. 3] on the northern right of way of Glenn Street and lying between the two railroad spur line rights of way, then running the northern right of way of Glenn Street N. 82-01 W. 42.88 feet to an old iron pin; thence N 29-24 E. 111.9 feet to an old iron pin; thence S. 6-25 W. 104.18 feet to the point of BEGINNING.

PARCEL NO. 4
WATER TANK LOT

ALL that certain place, parcel or lot of land containing 0.0840 acres situate, lying and being in the County of Anderson, State of South Carolina, as shown on plat entitled "Property of Gelmart Industries, Inc." dated march, 1989, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an Iron pin (P. O. B. No. 4) at the northwest intersection of the rights of way of Glenn Street and "P" Street also said iron pin is the corner of Lot 217 of the Appleton Company Subdivision, thence leaving said intersection and running with the line of Lot 217 S. 80-42 E. 81.2 feet to an old iron pin on the eastern right of way of a 12 foot alley; thence running with the eastern right of way of said alley N. 10-13 W. 44.93 feet to an old iron pin corner of Lot 215; thence leaving said eastern right of way of 12 foot alley and running along line of Lot 216 N. 80-39 E. 81.6 feet to an old iron pin on the eastern right of way of "P" Street, said old iron pin also being the front corner of Lot 215; thence running with the western right of way of "P" Street 8.42 E. 46.0 feet to the point of BEGINNING.

PARCEL NO. 5

ALL that certain piece, parcel of lot of land containing 0.0891 acres situate, lying and being in the County of Anderson, State of South Carolina, as shown on plat entitled "Property of Gelmart Industries, Inc.," dated March, 1983, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an Iron pin (P.O.B. No. 5) at the southwest intersection of the rights of way of Glenn Street and Chane Avenue, thence running with the western right of way of Glenn Street the following courses and distances: S. 18-20 W. 74.24 feet to an old Iron pin, thence S. 16-40 W. 35.53 feet to an iron pin, thence S. 77-51 W. 14.19 feet to a nail and cap on the eastern right of way of "P" Street; thence running along the eastern right of way of "P" Street N. 9-27 W. 99.98 feet to a nail and cap at the southeast intersection of the rights of way of Chane Avenue and "P" Street; thence running with the southern right of way of Chase Avenue N. 81-17 E. 64.87 feet to the point of BEGINNING.

PARCEL NO. 6 - APPLETON PLANT # 105

ALL that certain piece, parcel or lot of land containing 0.1470 acres situate, lying and being in the County of Anderson, State of South Carolina, as shown on plat entitled "Property of J.P. Stevens & Co., Inc.," dated March, 1989, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of the within property and Lot 216 of the Appleton Company Subdivision and running thence with the right of way of Glenn Street S. 10-03 W. 61.74 feet to an iron pin; thence continuing S. 24-54 W. 110.0 feet to an iron pin; thence turning and running along a 12 foot alley N. 10-13 W. 139.80 feet to an old iron pin; thence turning

and running S. 80-42 E. 81.20 feet to the point of BEGINNING.

PARCEL NO. 7 - APPLETON PLANT NO. 101

ALL that certain piece, parcel or lot of land containing 0.2399 acres situate, lying and being in the County of Anderson, State of South Carolina, as shown on plat entitled "Property of J.P. Stevens & Co., Inc." , dated March, 1989, prepared by Dalton & Neves Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to wit:

TO find the point of beginning, begin at a point which is the southeastern intersection of the rights of way of York Street and Glenn Street and running along the rights of way of York Street in a southerly direction 27.49 feet to a point; thence turning and running along the common property line of Gelmart Industries, Inc. and Lot 302 of the Appleton Company Subdivision S. 77-16 E. 196.88 feet to an old iron pin, the point of beginning.

BEGINNING at the point of beginning and running thence along property of Gelmart Industries, Inc., S. 77-16 E. 79.98 feet to an Iron pin; thence turning and running S. 12-48 W. 130.70 feet to an old Iron pin; thence turning and running with the common line of Lot 304A of the Appleton Company Subdivision N. 76-58 W. 80.20 feet to an old iron pin; thence turning and running with the common line of Lots 303 and 302 of the Appleton Company Subdivision N. 12-54 E. 130.30 feet to an old iron pin, the point of the BEGINNING.

The above parcels being the same property conveyed unto J.P. Stevens & Co., Inc. by deed of Appleton Co., dated Nov. 27, 1950 and recorded Dec. 4, 1950 in Book 8-Y Page 79 of the Anderson County Clerk of Courts Office; and conveyed to Gelmart Industries, Inc., by deed recorded in Book 818 at Page 11. TOGETHER, with all and singular the buildings and Improvements, Ways, Streets, Alleys, Passages, Waters, water-courses, Rights, Liberties, Priviledges, Hereditaments and Appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever of it, the said Grantor in law as in equity or otherwise howsoever, of, in, to the same and every part thereof.

To have And To Hold the said lots or pieces of ground with the buildings and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto said Grantee, its successors and Assigns, to and for the only proper use and behoof of the said Grantee, its successors and Assigns, forever.

And the said Grantor, for itself, and for its successors and assigns does by these presents, covenant, grant, and agree, to and with the said Grantee, its successors and Assigns, that it the said Grantor and its successors and assigns all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors and Assigns, against it the said Grantor, its successors and assigns and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will under and subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the Grantor has caused this Indenture to be Signed in its name and behalf of its President, duly authorized thereunto and has caused its corporate seal to be hereunto affixed and attested by its Secretary. Date the day and year first above written.

SEALED and DELIVERED

IN THE PRESENCE OF US:

GELMART INDUSTRIES, INC.

Witness Laura Tammero LAURA TAMMERO

BY R. Hercz
ANDRE HERCZ President

Witness Steven Schaffer STEVEN SCHAFFER

Attest Rami Djerfel
RAMI DJERFEL Secretary

Grantee's Address: c/o Stephen Schaffer
31 West 34th Street, 9th Floor
New York, NY 10001

ACKNOWLEDGMENT

STATE OF New York)

)) SS:

COUNTY OF New York)

On the 7th day of December, 1999, before me personally came ANDRE HERCZ, to me personally known, who, being by me duly sworn, did depose and say he is PRESIDENT of Gelmart Industries, Inc. the corporation described in and which executed the foregoing instrument, and is authorized pursuant to the authority of the Board of Directors to of said corporation so execute said instrument, and deliver same.

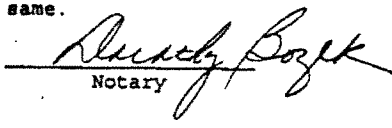
Dorothy Bozek
Notary

DOROTHY BOZEK
NOTARY PUBLIC State of New York
No. 30-0340577
Qualified in Nassau County
Commission Expires 5/31/01

ACKNOWLEDGMENT

STATE OF New York)
)) SS:
COUNTY OF New York)

On the 1st day of December, 1999, before me personally came RAMI DJEMAL, to me personally known, who, being by me duly sworn, did depose and say he is SECRETARY/TREASURER of Gelmart Industries, Inc. the corporation described in and which executed the foregoing instrument, and is authorized pursuant to the authority of the Board of Directors to of said corporation so execute said instrument, and deliver same.


Notary

DOROTHY BOZEK
NOTARY PUBLIC State of New York
No. 30-030277
Qualified in Nassau County
Commission Expires 6/31/01

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STATE OF NEW YORK
COUNTY OF NEW YORK

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State of New York, do hereby certify that
Andre Hertz personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

WITNESS my Hand and Seal this 7 day of December, 1999.

Dorothy Bozek
NOTARY PUBLIC FOR NEW YORK

My commission expires: 5/31/01

DOROTHY BOZEK
NOTARY PUBLIC State of New York
No. 30-0380377
Qualified in Nassau County
Commission Expires 5/31/01

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made and entered into as of the 11th day of February, 2026 (the "**Execution Date**"), by and among APPLETON PROPERTY, LLC, a South Carolina limited liability company ("**Seller**") and MILL HOUSE FAMILY I, LP, a Georgia limited partnership ("**Purchaser**").

WITNESSETH:

WHEREAS, Seller desires to sell to Purchaser and Purchaser desires to purchase from Seller certain real property in accordance with the terms and conditions hereinafter provided.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, the premises and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser do hereby covenant and agree as follows:

ARTICLE ONE - PROPERTY

1.1 Purchase of Property. Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy from Seller, that certain parcel of real property being located at 500 Glenn Street, Anderson, South Carolina, and being more specifically depicted on Exhibit "A" attached hereto and incorporated herein by this reference, together with all of the tenements, hereditaments, improvements, appurtenances, rights, zoning rights, zoning variances and waivers, mineral rights, utility capacity, permits, easements, rights-of-way, and impact fee credits with, or impact fee payments to, any county or municipality incident thereto (collectively, the "**Property**").

ARTICLE TWO - PURCHASE PRICE; CLOSING AND EARNEST MONEY

2.1 Purchase Price. The purchase price (the "**Purchase Price**") for the Property shall be an amount equal to Nine Hundred Fifty Thousand and No/100 Dollars (\$950,000.00). The Purchase Price shall be paid by Purchaser to Seller at Closing by wire transfer of Federal funds, provided that such amount shall be adjusted for closing prorations described hereinbelow.

2.2 Closing. The consummation of the purchase and sale of the Property herein contemplated (such consummation being herein referred to as the "**Closing**") shall take place on or before December 31, 2026 or such earlier date being at least five (5) days following written notice from Purchaser to Seller. In the event no such notice is given, the Closing shall be held on December 31, 2026. Notwithstanding the foregoing, Purchaser may extend the Closing for up to two (2) periods of ninety (90) days each by written notice to Seller and deposit of additional earnest money in the amount of Fifty Thousand and No/100 Dollars (\$50,000.00) for each extension (each, an "**Extension Deposit**") with Escrow Agent prior to the then-scheduled Closing, which, upon such deposit being made, the additional earnest money deposit(s) shall be deemed part of the "Earnest Money" (as defined below in Section 2.4) for all purposes hereunder; provided each Extension Deposit shall be nonrefundable to Purchaser except in the event of Seller's default expressly entitling Purchaser to a refund under this Agreement, and shall be applied to the Purchase Price at Closing. In the event the date of Closing falls on a Saturday,

Sunday or holiday, the date of Closing shall be extended until the next Business Day (as defined in Section 9.15 below).

2.3 Place of Closing. The Closing shall take place as an escrow closing through the Escrow Agent or it shall be face-to-face at the offices of the Escrow Agent as reasonably agreed upon by Purchaser and Seller.

2.4 Earnest Money; Payment at Closing; Independent Consideration. Purchaser shall deliver to Maynard Nexsen, PC ("**Escrow Agent**"), not later than five (5) Business Days after the Execution Date, the sum of Fifty Thousand and No/100 Dollars (\$50,000.00) (said sum hereinafter referred to as the "**Earnest Money**"), which Earnest Money shall, at Closing, either be credited to or returned to Purchaser, if not theretofore disbursed in accordance with the terms and conditions of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, One Hundred and No/100 Dollars (\$100.00) of the Earnest Money shall be paid by Escrow Agent to Seller as "**Independent Consideration**" (herein so called) for the execution of this Agreement and the rights granted herein, which said Independent Consideration (i) shall be paid to Seller in all instances, (ii) upon execution hereof is fully earned, and (iii) shall be applied against the Purchase Price in the event Closing occurs.

2.5 Nonrefundable Earnest Money Conditions:

(a) If this Agreement has not been previously terminated in accordance with its terms, within five (5) days after Purchaser's receipt of a final, non-appealable Zoning Approval from the City authorizing zoning as specified in Section 4.4, acceptable to Purchaser and Seller, Ten Thousand and No/100 Dollars (\$10,000.00) of the previously deposited Earnest Money shall become nonrefundable to Purchaser except in the event of Seller's default under this Agreement or as otherwise expressly set forth herein, but shall at all times shall remain applicable to the Purchase Price.

(b) If this Agreement has not been previously terminated in accordance with its terms, upon the expiration of the Inspection Period, an additional Fifteen Thousand and No/100 Dollars (\$15,000.00) of the previously deposited Earnest Money shall become nonrefundable to Purchaser except in the event of Seller's default under this Agreement or as otherwise expressly set forth herein, but shall at all times shall remain applicable to the Purchase Price.

ARTICLE THREE - EVIDENCE OF TITLE; SURVEY

3.1 Title.

(a) Seller covenants to convey to Purchaser at Closing good and marketable fee simple title in and to the Property. For the purposes of this Agreement, "good and marketable fee simple title" shall mean fee simple ownership, free of all claims, liens and encumbrances of any kind or nature whatsoever other than the following (hereinafter called the "**Permitted Exceptions**"): (i) current state and county ad valorem real property taxes not due and payable on the date of Closing; and (ii) such other matters, if any, as may be subsequently approved by Purchaser pursuant to the express terms of this Agreement. Such title shall also be insurable by Escrow Agent (hereinafter sometimes called the "**Title Company**") at then current standard rates under the standard form of ALTA owner's policy of title insurance currently in effect at the time of

Closing (the "**Title Policy**"). Any extended coverage, survey deletion of standard printed exceptions, and endorsements shall be at Purchaser's sole cost and subject to the Title Company's underwriting requirements based upon the Survey (as defined below) and the Owner's Affidavit. Purchaser shall have until the expiration of the Inspection Period (the "**Title Review Period**") in which to examine its title commitment for the Property (the "**Title Commitment**") and to give Seller written notice of objections (the "**Objections**") to any conditions or exceptions to same (including, without limitation, any such objections revealed by the Survey). If Purchaser fails to give written notice of Objections to Seller prior to the expiration of the Title Review Period, then all exceptions to title shown on Schedule B-2 of the Title Commitment and on the Survey shall be deemed to be Permitted Exceptions except for (A) the Mandatory Cure Items (as defined below), and (B) the standard printed exceptions in Schedule B-2 of the Title Commitment that are customarily deleted by title companies following a seller's execution and delivery of a standard owner's affidavit at Closing (the "**Standard Exceptions**").

(b) Within five (5) Business Days after Seller's receipt of Objections from Purchaser (the "**Seller Response Period**"), Seller shall notify Purchaser in writing either that Seller elects to cure all of such Objections prior to or at Closing, or that Seller elects not to cure all of such Objections prior to or at Closing. If Seller fails to deliver such written notice, Seller shall be deemed to have agreed to cure all such Objections prior to Closing. If Seller provides written notice to Purchaser prior to the expiration of the Seller Response Period that Seller shall not cure all such Objections, then Purchaser shall have the right to terminate this Agreement by giving written notice of such termination to Seller within five (5) Business Days following the expiration of the Seller Response Period. If Purchaser elects to terminate this Agreement pursuant to this Section 3.1, the Earnest Money (save and except the Independent Consideration) shall be returned to Purchaser, and Seller and Purchaser shall have no further obligations, one to the other, with respect to the subject matter of this Agreement, except obligations expressly set forth herein as surviving termination. Purchaser's failure to so terminate this Agreement shall be deemed to be a waiver by Purchaser of those Objections that Seller has not agreed in writing to cure, except for the Mandatory Cure Items and the Standard Exceptions, and such Objections shall become Permitted Exceptions hereunder. If Seller elects in writing to cure any such Objections and fails to either (A) cure said objections by Closing by fully and forever discharging the Property therefrom, or (B) make other arrangements and assurances such that the Title Company shall issue the Title Policy in favor of Purchaser at Closing without exception for such Objections, then Seller shall be in default hereunder.

(c) Notwithstanding anything to the contrary set forth in this Agreement, at or prior to Closing, Seller shall (i) discharge the Property (via payment of all sums owed, bonding or otherwise) from any and all deeds to secure debt, deeds of trust, mortgages, mechanic's or other monetary liens, loan security documents, options to purchase, rights of first refusal, judgments and/or tax liens affecting the Property and arising by, through or under the Seller (collectively, the "**Mandatory Cure Items**"), (ii) pay all taxes that are due and payable with respect to the Property, subject to any prorations set forth in this Agreement, and (iii) pay any assessments due and payable and applicable to the Property, subject to any prorations set forth in this Agreement. Further, notwithstanding anything to the contrary provided in this Agreement, if Seller fails to cure any Mandatory Cure Item prior to or at Closing, Purchaser shall have the right to discharge the Property from same at Closing and receive a credit against the Purchase Price for the actual cost incurred to do so. Seller shall be obligated to cure only the Mandatory Cure Items and any voluntary liens created by Seller that can be satisfied at Closing; all other Objections not agreed in writing to be

cured shall, at Purchaser's election, be waived (and deemed Permitted Exceptions) or result in termination with a return of the refundable portion of the Earnest Money.

(d) Following the expiration of the Inspection Period, Purchaser shall have until (and including) the date of Closing in which to cause the Title Company to re-examine title (including any update to the Survey) to the Property from time to time and, subject to the following sentence, in which to give Seller written notice of any additional Objections to (1) new title matters initially disclosed by such re-examination that were not filed and indexed of record prior to the effective date of the Title Commitment obtained during the Inspection Period, and which were not caused by Purchaser or its agents, and (2) new survey matters initially disclosed by an updated Survey that did not exist at the Property as of the date of the initial Survey obtained by Purchaser during the Inspection Period, and which were not caused by Purchaser or its agents. If either the Survey or the Title Commitment is revised prior to Closing to show any such additional matters, then Purchaser shall be entitled to object to such additional matters by delivering written notice of such new Objections to Seller by the earlier of (i) five (5) Business Days after Purchaser receives such revised Survey or Title Commitment, or (ii) Closing, and any new matter not so objected to by Purchaser within such time period shall be deemed approved by Purchaser and shall constitute a Permitted Exception. Any new matter objected to by Purchaser shall be subject to cure by Seller under the same procedures set forth above in this Section 3.1 for Purchaser's original Objections; provided, however, that if Seller reasonably determines that any such matters cannot be removed at or prior to Closing, Seller shall notify Purchaser in writing, whereupon Purchaser, at its election, which must be exercised by written notice to Seller within five (5) Business Days after receipt by Purchaser of Seller's notice, may (x) terminate this Agreement, in which event the Earnest Money (save and except the Independent Consideration) shall be returned to Purchaser, and Seller and Purchaser shall have no further obligations, one to the other, with respect to the subject matter of this Agreement, except obligations expressly set forth herein as surviving termination; or (y) waive any such Objections that Seller has not elected to cure except for the Mandatory Cure Items and the Standard Exceptions, and elect to proceed to close in accordance with the terms of this Agreement. If such five (5) Business Day period shall expire after the originally scheduled date of Closing, the Closing shall automatically be moved to a date that is on or before the fifth (5th) Business Day after the last day of Purchaser's deadline to respond to Seller. If Purchaser fails to timely make its election, Purchaser shall be deemed to have elected to proceed to Closing pursuant to option (y) above.

3.2 Survey. Purchaser may have prepared, at Purchaser's expense, an ALTA/ACSM survey of the Property by a surveyor registered and licensed under the laws of the State of South Carolina selected by Purchaser in its sole discretion (hereinafter referred to as the "Survey"). Purchaser shall have until the expiration of the Inspection Period in which to have the Survey prepared and to give Seller written notice of any objections (other than Permitted Exceptions) revealed thereby. The metes and bounds description of the Property contained in the Survey shall be used for the Deed (as defined below) to be delivered by Seller at Closing as set forth below.

ARTICLE FOUR - CONDITIONS TO CLOSING AND CONSUMMATION OF SALE

4.1 Inspection of Property. Purchaser, its agents and representatives shall have the right, from the Execution Date through Closing, to enter upon the Property to conduct non-invasive and invasive tests reasonably necessary for due diligence. After the Inspection Period and through

Closing, Purchaser's access shall be limited to non-invasive, visual inspections not less than two (2) Business Days' prior notice, and Purchaser shall not conduct any invasive or subsurface testing absent Seller's prior written consent, not to be unreasonably withheld, conditioned or delayed. During the term of this Agreement, Purchaser shall have free and complete access to all documentation, agreements and other information in the possession of Seller or any employee, agent or independent contractor of Seller pertaining to the ownership, use or operation of the Property, and Purchaser shall have the right to make copies of any such information at Purchaser's expense. If any damage is done, Purchaser shall promptly notify Seller and, at Seller's election, repair and restore the Property to its former condition at Purchaser's sole cost within a commercially reasonable period following discovery. Notwithstanding anything herein to the contrary, except as required by law, Purchaser agrees to keep confidential and not to disclose the results of the inspections, surveys, audits, and other tests or studies conducted by or on behalf of Purchaser or Purchaser's agents which evaluate the condition of the Property or presence of a "Hazardous Substance", as such term is defined in and pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq., or the Federal Clean Water Act, 33 U.S.C. Section 1251 et. seq.) except disclosure (i) to Purchaser's lenders, investors, insurers, consultants and attorneys who are bound by confidentiality, (ii) as required by applicable law, and (iii) to Seller and Seller's lenders, insurers and potential purchasers to the extent reasonably necessary to address property conditions and compliance matters..

Purchaser shall indemnify and hold Seller harmless from and against any and all claims, liabilities, cost and expense (including without limitation attorneys' fees) (collectively, "**Claims**") arising out of any damage to property or physical injury to persons due to Purchaser's entry on the Property. Notwithstanding anything to the contrary contained in this Agreement, (i) the indemnity and hold harmless provision contained in this Section 4.1 shall not apply to the extent such Claims arise directly from or in connection with Seller's negligence or willful misconduct, and (ii) Purchaser shall have no liability to Seller or to any other person or entity by reason of, nor shall Purchaser have any duty to indemnify or hold any person or entity harmless from or against, any Claims (including, without limitation, any claim for diminution in value of the Property or for environmental remediation or clean-up costs), arising out of or in connection with the mere fact of having discovered and/or reported (as may be required by law) any adverse physical condition, title condition, environmental condition or other defect with respect to the Property. This provision shall survive the termination of this Agreement.

In the event that Purchaser, in its sole and absolute discretion, determines that the condition of the Property is, for any reason whatsoever or no reason at all, unsatisfactory for Purchaser's contemplated use or development of the Property, Purchaser shall have a period commencing on the Execution Date and expiring at 5:00 p.m. local time where the Property is located on June 10, 2026 (the "**Inspection Period**"), to notify Seller in writing that Purchaser has elected to terminate this Agreement. Promptly following any timely notice of termination, Escrow Agent shall return the Earnest Money to Purchaser (provided, however, if at the time of such termination, any portion of the Earnest Money is deemed nonrefundable to Purchaser pursuant to Section 2.5, such portion of the Earnest Money shall not be returned to Purchaser, and Escrow Agent shall disburse such portion to Seller), and, upon Purchaser's receipt of the Earnest Money, this Agreement shall be terminated and neither party shall have any further rights or obligations hereunder.

If Purchaser does not timely elect to terminate this Agreement prior to the expiration of the Inspection Period as set forth in this Section 4.1, then (A) Purchaser shall be deemed to have elected to keep this Agreement in full force and effect and to proceed to Closing subject to the terms and conditions hereof, and (B) the Earnest Money shall be non-refundable to Purchaser except in the event of Seller's default under this Agreement or as otherwise expressly set forth herein.

4.2 Delivery of Development Information. In order to facilitate Purchaser's inspection of the Property, Seller agrees, to the extent in Seller's possession or control, at no material cost to Seller, and without representation or warranty as to third-party reports except to assign any assignable rights without recourse, to deliver the following items to Purchaser within three (3) Business Days after the Execution Date (such items, the "**Property Documents**"):

- (a) Evidence of the zoning status of the Property;
- (b) Evidence that water, gas, electric, storm, sewer, sanitary sewer and telephone service is available at the perimeter property line of the Property or in rights of way adjacent to the Property;
- (c) Copies of all soils, topography, compaction, hydrologic, vegetative, engineering, traffic and environmental reports, studies or inspections obtained by, prepared for or by, or discovered by Seller in connection with Seller's acquisition, ownership, use and/or development of the Property;
- (d) Copies of all governmental reports, approvals and/or permits obtained by Seller in connection with its acquisition, use, ownership and/or development of the Property;
- (e) Copies of all boundary or topographic surveys, and accompanying surveyor's certificates, prepared for or obtained by Seller, or in Seller's possession or accessible to Seller, in connection with its acquisition, use, ownership and/or development of the Property;
- (f) Copies of all title certificates, title commitments and title insurance policies relating to the Property, and copies of all permitted exceptions and other matters scheduled or shown as exceptions to title or requirements thereon;
- (g) A copy of any recorded subdivision plat of the Property;
- (h) A copy of any declaration agreement or restrictive covenant that does or may affect the acquisition, development or ownership of the Property by Purchaser;
- (i) Copies of any agreements with third parties encumbering or affecting the Property including any leases or licenses;
- (j) Any written notice given from any governmental authority to Seller indicating any violation by the Property of any applicable building code, law, regulation or ordinance;

(k) Copies of any and all letters, documentation and/or reports regarding any impending or potential condemnation(s) and/or taking(s) of the Property or any portion thereof; and

(l) Such other items in Seller's possession that Purchaser may, from time to time or at any time, reasonably request in connection with its inspection of the Property.

Purchaser acknowledges and agrees that Purchaser shall be responsible for verifying through Purchaser's own due diligence the accuracy and completeness of all documents and information, including the foregoing materials provided by Seller to Purchaser, and any reliance by Purchaser on such documents and information shall be at Purchaser's own risk and expense. In addition, Purchaser expressly acknowledges and agrees that Seller shall not be obligated to furnish, nor shall Purchaser be entitled to review or have access to, any confidential, proprietary or privileged documents or information connected with the Property, including but not limited to opinions, appraisals, audits, internal memoranda or other documents, internal work product or other similar documents, which are in the possession or control of Seller. Purchaser agrees that in connection with its purchase of the Property, Purchaser shall review and approve the materials, as well as title to the Property, the physical condition of the Property, all zoning, land use, building, environmental and other statutes, rules or regulations applicable to the Property, and any other matters relevant to acquisition, ownership and operation of the Property. LIKEWISE, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, SELLER HAS NOT UNDERTAKEN ANY INDEPENDENT INVESTIGATION OF, AND SELLER MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER AS TO THE TRUTH, ACCURACY OR COMPLETENESS OF, ANY MATERIALS OR INFORMATION RELATING TO THE PROPERTY, DELIVERED OR MADE AVAILABLE BY SELLER TO PURCHASER IN CONNECTION WITH THE TRANSACTION.

4.3 "As Is-Where Is" Sale. Purchaser acknowledges and agrees that, other than as expressly stated in this Agreement or any of the closing documents to be delivered by Seller to Purchaser at Closing, Seller gives no guarantee or warranty of any kind, express or implied, as to the physical or other condition of the Property, or to the conditions or existence of improvements, or as to the merchantability or fitness for a particular purpose as to the Property, and the Property is being purchased in an "as is where is" condition with no representations or warranties, expressed or implied.

4.4 Permits and Governmental Approvals; Zoning Annexation.

(a) Seller shall cooperate with Purchaser in Purchaser's efforts to obtain all necessary and appropriate building and other Permits (as hereinafter defined) from all applicable governmental authorities, so as to permit the construction and operation on the Property of Purchaser's proposed development. Seller hereby grants to Purchaser the authority to sign and execute the applications therefor. Purchaser shall have no obligation to appeal a negative decision on any such Permit. The term Permits shall include, but not be limited to, all of the following: (i) any and all site plan approvals necessary for development and construction of Purchaser's proposed multifamily facility (the "**Purchaser's Proposed Project**"); (ii) any and all sanitary sewer, drainage and other utility permits necessary to use the facility when completed, including without limitation,

sewer connection and extension permits; (iii) any and all subdivision, zoning, use and/or other variances or amendments to proffered conditions and/or rezoning necessary to permit the construction and/or use on the Property of Purchaser's Proposed Project; (iv) any and all environmental certifications, approvals, licenses and permits whether local, state or federal; (v) any and all so called "special permits"; including, without limitation, any curb cut permits required for curb cuts; (vi) any and all sign permits needed by Purchaser; and (vii) any and all other necessary and appropriate approvals, agreements, permits and licenses to permit the development, construction and/or use of Purchaser's Proposed Project. All conditions and restrictions imposed by the governmental authorities as prerequisites or conditions subsequent to the Permits (including, without limitation, the payment of impact fees, if any, for construction of on-site or off-site improvements) shall be subject to Purchaser's approval and acceptance and Purchaser shall not be required to accept any Permit unless it agrees, in its sole discretion, to accept such conditions and restrictions.

(b) During the term of the Agreement, Purchaser may, at its sole cost and expense, file an application for zoning annexation to an appropriate multifamily zoning category to the city of Anderson, South Carolina (the "**City**"). Purchaser may contact the City to determine if multifamily development is permitted at this location. Seller agrees to sign a zoning or variance application if either are required. Seller shall cooperate with Purchaser in Purchaser's efforts to obtain the City's approval of such zoning annexation (the "**Zoning Approval**"), and Seller does hereby grant Purchaser the authority to sign and execute the applications therefor.

4.5 Tax Credit Applications.

(a) Notwithstanding anything to the contrary set forth in this Agreement, Purchaser's obligation to consummate the purchase and sale herein contemplated shall be subject to and conditioned upon Purchaser being granted all of an applied for award of (i) low income housing tax credits, and other related financing, from the South Carolina State Housing Finance and Development Authority (the "**Tax Credits**") and (ii) tax exempt bonds and other related financing from the South Carolina State Housing Finance and Development Authority, or any other applicable tax exempt housing bond issuing authority (the "**Bonds**").

(b) Purchaser may, at its expense, file an application for any such Tax Credits and Bonds no later than June 10, 2026. In the event that (A) Purchaser does not timely file such application, Purchaser shall be deemed to have terminated this Agreement, in which event the Earnest Money (save and except the Independent Consideration) shall be refunded to Purchaser and thereupon this Agreement shall terminate and be of no further force and effect, except for the survival of certain provisions as expressly provided for herein, or (B) Purchaser timely files an application for such Tax Credits and Bonds, then Seller shall cooperate with Purchaser in Purchaser's efforts to obtain such Tax Credits and Bonds, and Seller does hereby grant Purchaser the authority to sign and execute the applications therefor. Seller agrees to complete and deliver to Purchaser upon request any environmental questionnaires or other materials which may be required as a part of Purchaser's Tax Credit application in a timely manner. Purchaser shall have no obligation to appeal a negative decision on any such Tax Credits and Bonds.

(c) In the event the application for the Tax Credits and Bonds is conclusively and finally denied or the application for the Tax Credits and Bonds is not otherwise approved by October 31, 2026, Purchaser shall elect, no later than the first to occur of (i) the fifth (5th) day following receipt of written confirmation of such conclusive and final denial, and (ii) October 31, 2026, as applicable, to terminate this Agreement, in which event the Escrow Agent shall promptly return the Earnest Money to Purchaser (provided, however, if at the time of such termination, any portion of the Earnest Money is deemed nonrefundable to Purchaser pursuant to Section 2.5, such portion of the Earnest Money shall not be returned to Purchaser, and Escrow Agent shall disburse such portion to Seller), and, upon Purchaser's receipt of the Earnest Money, this Agreement shall be terminated and neither party shall have any further rights or obligations hereunder. In the event an appeal shall be denied or in the event a previous denial is affirmed, Purchaser shall again have the right to make such election.

(d) In the event the application for the Tax Credits and Bonds is conclusively and finally approved by October 31, 2026 or Purchaser has not otherwise elected or been deemed to have elected to terminate this Agreement by October 31, 2026, then (1) this Agreement shall remain in full force and effect, subject to the terms and conditions hereof, (2) Purchaser shall deposit with Escrow Agent an additional earnest money deposit equal to Fifty Thousand and No/100 Dollars (\$50,000.00) no later than five (5) Business Days following October 31, 2026, and, if so made, the additional earnest money deposit shall be deemed part of the "Earnest Money" for all purposes hereunder, and (3) upon the deposit of such additional \$50,000.00, all of the Earnest Money (i.e. \$100,000.00) shall be non-refundable to Purchaser except in the event of Seller's default under this Agreement or as otherwise expressly set forth herein, but shall at all times shall remain applicable to the Purchase Price.

4.6 Intentionally Omitted.

4.7 Conditions Precedent to Purchaser's Obligations. Purchaser shall not be obligated to consummate the transaction described in this Agreement unless:

(a) As of the date of Closing, Seller shall have performed in all material respects all of the agreements, covenants and obligations contained in this Agreement to be performed or complied with by Seller on or prior to the date of Closing;

(b) All representations and warranties made by Seller hereunder shall be true, complete and accurate in all material respects as of the date of Closing;

(c) Purchaser shall have received the Title Policy insuring fee title to the Property, subject only to the Permitted Exceptions;

(d) Seller shall have performed in all material respects its covenants and delivered the Closing Documents;

(e) From and after the last day of the Inspection Period, there shall have been no material, casualty-type adverse change to the Property that remains uncured as of Closing.

If any of the conditions precedent to the performance of Purchaser's obligations under this Agreement have not been satisfied or waived in writing by Purchaser on the date of Closing, then Purchaser may, at its option, by written notice delivered to Seller, terminate this Agreement in writing, in which event the Earnest Money (save and except the Independent Consideration) shall be returned to Purchaser and Purchaser and Seller shall have no further obligations, one to the other, with respect to the subject matter of this Agreement except those which expressly survive the termination of this Agreement; provided, however, that nothing contained in this Section 4.7 shall limit the provisions of Section 8.1 hereof with respect to a breach or default by Seller under this Agreement. If Purchaser does not terminate this Agreement in accordance with the preceding sentence, such condition precedent shall be deemed waived and this Agreement shall continue in full force and effect as modified thereby.

4.8 Seller's Deliveries and Conditions to Purchaser's Obligations. Seller shall execute and deliver at Closing the following documents (collectively, the "**Closing Documents**"), dated the date of Closing, the form of each of which shall be reasonably acceptable to Seller and Purchaser, and the execution and accuracy of which shall be a condition to Purchaser's obligation to consummate the purchase and sale herein contemplated:

(a) Limited Warranty Deed. A Limited Warranty Deed (the "**Deed**") in recordable form, duly executed by Seller and conveying to Purchaser good and insurable fee simple title to the Property, warranting title to the Property against all matters arising by, through or under Seller with the legal description provided in the Title Company's commitment for the Title Policy, subject only to the Permitted Exceptions;

(b) Quitclaim Deed. If the legal description of the Property prepared from the Survey differs from the legal description of the Property provided for in the Title Company's commitment for the Title Policy, then Seller shall also execute and deliver to Purchaser at Closing a Quitclaim Deed, in recordable form, duly executed by Seller and conveying the Property to Purchaser using the Survey legal description;

(c) Owner's Affidavit. An Owner's Affidavit in form reasonably acceptable to Seller and Title Company;

(d) Seller's Certificate. A certificate duly executed by Seller and certifying that each and every warranty and representation made by Seller in this Agreement is true and correct as of Closing, as if made by Seller at such time;

(e) FIRPTA Certificate. A certificate duly executed by Seller setting forth Seller's address and tax identification number and certifying whether or not Seller is a foreign person for purposes of the Foreign Investment in Real Property Tax Act (a/k/a "**FIRPTA**");

(f) South Carolina Residency Affidavit. A certificate duly executed by Seller setting forth Seller's address and tax identification number and certifying whether or not Seller is a resident of the State of South Carolina for purposes of South Carolina's nonresident withholding tax pursuant to in S.C. Code Section 12-8-580;

(g) Blanket Transfer, Bill of Sale and Assignment. A bill of sale and assignment, duly executed by Seller, assigning and transferring to Purchaser all of Seller's right, title and interest in any and all personal property (if any) and intangible property, and such other rights, permits, zoning rights, zoning variances and waivers, properties, impact fee credits with, or impact fee payments to, any county or municipality incident to the Property, and all other powers and privileges relating to the Property as Purchaser may reasonably request;

(h) Closing Statement. A closing statement duly executed by Seller, Purchaser and Escrow Agent setting forth in reasonable detail the financial transaction contemplated by this Agreement, including without limitation the Purchase Price, all prorations, the allocation of costs specified herein, and the source, application and disbursement of all funds;

(i) Certificate of Tax Compliance. If applicable, a Certificate of Tax Compliance from the South Carolina Department of Revenue pursuant to S.C. Code Section 12-54-124 or a South Carolina true and correct transferor affidavit in compliance with SC Code Section 12-54-124;

(j) Additional Documents to Close. Such documents, affidavits or certificates as are customary or may be necessary to consummate the sale of the Property or to induce the Title Company to issue the Title Policy (including, but not limited to, any state-specific residency or withholding affidavits, brokerage affidavits, tax affidavits, recording affidavits, etc.); and

(k) Additional Documents following Closing. Copies of all surveys, plans and specifications and other similar documents relating to the Property that may be in Seller's possession (and that have not been delivered to Purchaser previously pursuant to the provisions of Section 4.2 above) following Closing.

4.9 Cost of the Parties. All transfer taxes or documentary stamp taxes imposed on the Deed contemplated in this Agreement shall be paid by Seller, together with all costs incurred (if any) to subdivide the Property from additional land being retained by Seller. Seller shall also pay all recording costs for the Deed and all recording costs for any documentation necessary to cure title matters and any other recordable closing documents (other than Purchaser's loan documents, if any). Purchaser shall pay the cost of the survey, title examination and commitment, and the premium for the Title Policy, and the cost of any endorsements thereto. Costs applicable to the escrow/closing agent shall be paid by Purchaser.

All costs and expenses of the parties' performance of their respective obligations hereunder and the consummation of the transactions contemplated herein that have not been assumed specifically by either party under the terms hereof, shall be borne by the party incurring such cost or expense.

4.10 Real Estate Commission. Seller represents and warrants that Seller has not dealt with any broker or other finder in connection with its conveyance of the Property other than Wilson Kibler, Inc. (the "**Broker**"). Seller will indemnify and hold harmless the Purchaser from and

against any and all claims, loss, liability, cost and expenses (including reasonable counsel fees) resulting from any claim that may be made against the Purchaser by any broker or person claiming a commission, fee or other compensation by reason of this transaction, if such claim arises by or on account of any act of the Seller or Seller's representatives.

Purchaser represents and warrants that Purchaser has not dealt with any broker or other finder in connection with the acquisition of the Property other than Broker. Purchaser will indemnify and hold harmless Seller from and against any and all claims, loss, liability, cost and expenses (including reasonable counsel fees) resulting from any claims that may be made against the Seller by any broker or person (other than Broker) claiming a commission, fee or other compensation from Seller by reason of this transaction, if such claim arises by or on account of any act of the Purchaser or Purchaser's representatives.

In the event Closing is consummated hereunder, Purchaser shall pay a commission to Broker in the aggregate amount of three percent (3.0%) of the Purchase Price to Broker. No commission shall be payable if the Closing does not take place for any reason whatsoever.

4.11 Possession of Subject Property. Seller shall deliver possession of the Property to Purchaser at the time of Closing.

4.12 Property to Be Delivered Vacant. Notwithstanding any other provision of this Agreement to the contrary, Seller acknowledges and agrees that the Property shall be delivered to Purchaser at Closing vacant, with any and all leases, occupancy agreements and/or licenses affecting the Property, if any, properly terminated and all of the tenants thereunder removed.

ARTICLE FIVE - PRORATED ITEMS

5.1 Prorations. At the Closing, the following items shall be prorated between Purchaser and Seller: (a) all assessments, taxes and other similar charges assessed against the Property; (b) charges, if any, for utilities servicing the Property, including, without limitation, charges for gas, electricity and water; (c) payments, if any, under service and similar contracts actually assumed by Purchaser at Closing affecting the Property; and (d) all other charges and fees customarily prorated and adjusted in similar transactions. For purposes of making such prorations, Seller shall be deemed to have conveyed the Property as of 11:59 p.m. the day prior to the day of Closing. In the event that accurate prorations and other adjustments cannot be made at Closing because current bills are not obtainable (as, for example, in the case of utility bills), the parties shall prorate on the best available information, subject to adjustment upon receipt of the final bill.

ARTICLE SIX - REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER

To induce the Purchaser to enter into this Agreement, Seller makes the representations, warranties and covenants hereinafter contained, each of which is material to and is relied upon by Purchaser. Seller represents, warrants and covenants as follows:

6.1 Authority to Sell. Seller has the right, power and authority to enter into this Agreement and to sell the Property to Purchaser in accordance with the terms and conditions hereof and will deliver satisfactory evidence of such right, power and authority to Purchaser at Closing.

6.2 Subject Property. To Seller's actual knowledge, Seller is the sole owner of good, fee simple, marketable and insurable title to all of the Property, subject only to the Permitted Exceptions.

6.3 Hazardous Waste. For purposes of this paragraph, "hazardous substance" means any matter giving rise to liability under the Resources Conservation Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., as amended, the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Sections 9601 et seq., as amended, or generally any contaminant, oil, gasoline or other petroleum hydrocarbons, radioactive or other material, the removal of which is required or the maintenance of which is prohibited or penalized by any local, state or federal agency, authority or governmental unit. Seller hereby represents and warrants to Purchaser that, to Purchaser's knowledge:

- (a) The Property does not contain any hazardous substance;
- (b) The Property is in compliance with all applicable environmental laws;
- (c) Seller has not conducted, authorized or permitted the generation, transportation, storage, treatment, handling, or disposal of any hazardous substance at the Property;
- (d) Seller is not aware of any pending or threatened litigation or proceedings before any administrative agency in which any person or entity alleges the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment, or disposal at the Property of any hazardous substance;
- (e) There have been no communications or agreements with any governmental authority or agency (federal, state or local) or any private entity, including, but not limited to, any prior owners of the Property, relating in any way to the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment, or disposal at the Property, of any hazardous substance; and
- (f) There are no underground storage tanks on the Property.

6.4 No Condemnation Proceedings. There are no condemnation or eminent domain proceedings pending, or to Seller's actual knowledge, threatened or contemplated against the Property or any part of the Property, and Seller has received no notice, oral or written, of the desire of any public authority or other entity to take or use the Property or any part of the Property.

6.5 Operating Agreements. The Property is not subject to any operating or maintenance agreements or service contracts that will survive Closing.

6.6 Pending Litigation. There is no litigation or any administrative proceeding pending with respect to the Property or for which Seller has received service of process or written notice of the threat thereof.

6.7 Flood Hazard Area. To Seller's actual knowledge, without inquiry, no portion of the Property is located within any Special Flood Hazard Area designated by FEMA and/or the United

States Department of Housing and Urban Development, or in any areas similarly designated by any agency or any other governmental authority.

6.8 OFAC Compliance. To Seller's actual knowledge, Seller is in compliance with all laws, statutes, rules and regulations of any federal, state or local governmental authority in the United States of America applicable to Persons (defined below), including, without limitation, the requirements of Executive Order No. 13224, 66 Fed. Reg. 49079 (Sept. 25, 2001) (the "**Order**") and other similar requirements contained in the rules and regulations of the Office of Foreign Asset Control, Department of the Treasury ("**OFAC**") and in any enabling legislation or other Executive Orders in respect thereof (the Order and such other rules, regulations, legislation, or orders are collectively called the "**Orders**"). Seller: (a) is not listed on the Specially Designated Nationals and Blocked Persons List maintained by OFAC pursuant to the Order and/or on any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of OFAC or pursuant to any other applicable Orders (such lists are collectively referred to as the "**Lists**"); (b) is a not Person who has been determined by competent authority to be subject to the prohibitions contained in the Orders; (c) is not owned or controlled by, nor acts for or on behalf of, any Person on the Lists or any other Person who has been determined by competent authority to be subject to the prohibitions contained in the Orders. As used herein, the term "Person" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, trustee, estate, limited liability company, unincorporated organization, real estate investment trust, government or any agency or political subdivision thereof, or any other form of entity.

6.9 No New Encumbrances. Between the date hereof and the Closing, Seller shall not grant or permit any new encumbrances, leases, licenses, or other occupancy agreements on or about the Property without the prior written consent of Purchaser.

6.10 No Violations. Seller has not received any written notice from any governmental authority alleging that the Property is in violation of law, or issuing or threatening to issue any notice or order that would materially adversely affect the current use of the Property.

6.11. Adverse Notice/Orders. Seller has not received any written notice from any governmental authority having jurisdiction over the Property of the issuance or threatened to issue any notice or order that adversely affects the use, development, construction and/or operation of the Property as presently conducted.

6.12 Bankruptcy. Seller is not the subject of any proceeding by or against Seller under any federal or state law or statute regarding bankruptcy, insolvency, fraudulent transfers, receivership, conservatorship, custodianship, trusteeship, moratorium or creditors' rights or debtors' obligations generally. Seller has not made any assignment for the benefit of creditors or failed to pay its obligations as they come due, and Seller is not insolvent.

6.13 No Outstanding Rights to Purchase. There are no outstanding rights or options of any party to purchase the Property including, but not limited to, any rights of first offer or rights of first refusal.

6.14 Easements over Retained Land. In connection with Purchaser's development of the Property, Seller shall, at Closing or within thirty (30) days thereafter to accommodate utility construction, grant to Purchaser non-exclusive easements across Seller's adjacent retained lands that are (i) reasonably necessary to serve the Property with customary utilities and access, (ii) do not materially adversely affect the use or value of Seller's retained lands, and (iii) documented on Seller's standard form reasonably acceptable to both parties. Purchaser shall bear all third-party and recording costs.

6.15 Site Work Regarding Tax Credits and HUD. From the Execution Date through Closing, Seller shall not conduct any site work at, or make any improvements to, or conduct any invasive or subsurface activities at, or otherwise disturb the Property until such time as Purchaser notifies Seller in writing that Purchaser has obtained all environmental and other required clearances for the Property from the South Carolina State Housing Finance and Development Authority and the U.S. Department of Housing and Urban Development in connection with Purchaser's application for HOME funds for the development of Purchaser's Proposed Project.

6.16 Subdivision. To the extent a subdivision of the Property from a larger parcel of real estate is required to consummate the Closing as contemplated hereunder (the "**Subdivision**"), Seller and Purchaser shall cooperate in good faith to cause such Subdivision to be completed prior to Closing in accordance with all applicable laws, ordinances and regulations. In any event, (i) Seller shall not record or cause the recordation in the applicable public records of any plats or other documentation causing the Subdivision without the prior written approval of Purchaser, such approval not to be unreasonably withheld, conditioned or delayed, and (ii) Seller shall be responsible for all of the cost and expense to consummate such Subdivision including, but not limited to, the cost and expense of any survey and subdivision plat in connection with same.

6.17 Truth of Warranties and Representations. The truth and accuracy in all material respects, as of the date of Closing, of all representations and warranties made by Seller herein and in the Seller's Certificate described in Section 4.8(d) shall be an express condition to Purchaser's obligation to consummate the transactions contemplated herein. Any breaches by Seller of this Section 6.17 are subject to survival periods, baskets and caps in Section 9.3 below.

ARTICLE SEVEN – CONDEMNATION

7.1 If the Property or any portion thereof be taken by condemnation or conveyed under the threat of condemnation prior to Closing, or if there is any pending or threatened condemnation against the Property as of the date of Closing, Purchaser may, at its sole election, either: (i) terminate this Agreement by notifying Seller in writing on or before the last date for Closing as provided for above, in which case the Earnest Money (save and except the Independent Consideration) shall be refunded to Purchaser, and all rights and obligations of the parties under this Agreement shall expire, and this Agreement shall become null and void; or (ii) proceed to Closing, in which event the Purchase Price shall be reduced by the total of any awards or other proceeds received by Seller on or before the date of Closing with respect to any taking, and, at Closing, Seller shall assign to Purchaser all of its right to any and all awards or other proceeds paid or payable thereafter by reason of any taking. Seller shall notify Purchaser of the existence or threat of eminent domain proceedings within five (5) days after Seller learns thereof.

ARTICLE EIGHT - DEFAULT; REMEDIES ON DEFAULT

8.1 Default; Liquidated Damages. Purchaser and Seller acknowledge that it would be extremely impracticable and difficult to ascertain the actual damages that would be suffered by Seller if Purchaser fails to consummate the purchase and sale of the Property herein (for any reason other than Seller's failure, refusal or inability to perform any of Seller's covenants and agreements hereunder or the failure of any other of the conditions to Purchaser's obligation to close hereunder). Purchaser and Seller have considered carefully the loss to Seller as a consequence of the negotiation and execution of this Agreement; and the personal expenses of Seller incurred in connection with the preparation of this Agreement and Seller's performance hereunder; and the other damages, general and special, that Purchaser and Seller realize and recognize Seller will sustain, but that Seller cannot at this time calculate with absolute certainty. Based on all those considerations, Purchaser and Seller have agreed that the damage to Seller would reasonably be expected to amount to the Earnest Money.

If Purchaser defaults by failing to close when obligated, Seller's sole remedy shall be liquidated damages equal to the Earnest Money then held by Escrow Agent. Notwithstanding the foregoing, Seller shall be entitled to injunctive relief or specific performance to enforce Purchaser's affirmative post-termination obligations, including indemnities, repair/restoration and confidentiality. Upon delivery of the Earnest Money to Seller as provided above, no party to this Agreement shall have any liability to any other party to this Agreement, and this Agreement shall, in its entirety, be deemed null, void and of no further force and effect, except for indemnities and other obligations that are expressly stated in this Agreement to survive termination.

If Seller defaults under this Agreement, Purchaser's sole and exclusive remedies shall be either (i) to see remedy of specific performance, or (ii) to terminate this Agreement by written notice to Seller and Escrow Agent, whereupon the Escrow Agent shall return all of the Earnest Money (including all nonrefundable portions other than Independent Consideration) to Purchaser, and Seller shall promptly reimburse Purchaser for all of Purchaser's third-party, out-of-pocket costs incurred in connection with the transaction in an amount not to exceed Fifty Thousand and No/100 Dollars (\$50,000.00); provided, Purchaser must elect one remedy and shall not have both, and upon such reimbursement to Purchaser, this Agreement shall, in its entirety, be deemed null, void and of no further force and effect, except for indemnities and other obligations that are expressly stated in this Agreement to survive termination. In no event shall either party be liable for consequential, special or punitive damages; provided, however, notwithstanding the foregoing, in the event Seller conveys the Property to a "bona fide purchaser" so that the remedy of specific performance is not available to Purchaser, in addition to the remedy set forth in clause (ii) above, Purchaser shall be entitled to any and all damages, including, without limitation, consequential, special or punitive damages, and the foregoing limitations on damages shall be not applicable or of force.

8.2 Rights of Escrow Agent. The parties hereby acknowledge and agree that Escrow Agent shall promptly deposit the Earnest Money into an escrow account having as the beneficiary thereof the Purchaser. Escrow Agent shall disburse the Earnest Money only upon joint written instructions of Purchaser and Seller or pursuant to a final, non-appealable order of a court of competent jurisdiction. The parties hereto hereby acknowledge that the Escrow Agent shall have no liability to any party on account of its failure to disburse the Earnest Money in the event of an unresolved dispute as to which party is entitled to receive the same. In the event of any dispute as to

who is entitled to receive the Earnest Money, Escrow Agent shall have the right, at its sole election, either to retain the funds and disburse them in accordance with the final order of a court of competent jurisdiction or to deposit the Earnest Money with said court, pending a final decision of such controversy. The parties each agree to, jointly and severally, indemnify and hold Escrow Agent harmless from and against any loss, cost or liability arising out of its good faith actions as escrow agent hereunder. The parties hereto further agree that Escrow Agent shall not be liable for failure of the depository and shall only be liable otherwise in the event of its gross negligence or willful misconduct.

ARTICLE NINE - MISCELLANEOUS PROVISIONS

9.1 Entire Agreement; Counterparts; Amendments. This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties. This Agreement may be executed in one (1) or more duplicate original counterparts, each of which shall be effective as and shall constitute an original document binding upon the party or parties signing the same. Escrow Agent acknowledges and agrees that this Agreement may be amended without its consent or joinder; provided that any such amendment document shall have a material adverse effect on such party. For purposes hereof, any extensions of relevant time periods or changes in the Purchase Price shall be deemed not to have a material adverse effect on Escrow Agent.

9.2 Binding Effect. Subject to the provisions of Section 9.10 below, this Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, devisees, personal representatives, successors and assigns.

9.3 Survival of Warranties. It is the express intention and agreement of the parties to this Agreement that all representations and warranties made by Seller in this Agreement shall survive Closing for a period of six (6) months. Seller's aggregate liability for breaches of representations and warranties shall not exceed ten percent (10%) of the Purchase Price. No claim shall be made unless losses exceed a the amount of Ten Thousand and No/100 Dollars (\$10,000.00) in the aggregate. Fraud is not limited by this Section.

9.4 Waiver; Modification. Failure by Purchaser or Seller to insist upon or enforce any of its rights shall not constitute a waiver thereof. Either party hereto may waive the benefit of any provision or condition for its benefit contained in this Agreement. No oral modification hereof shall be binding upon the parties, and any modification shall be in writing and signed by the parties.

9.5 Time of Essence. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

9.6 Construction. Each party hereto hereby acknowledges that all parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other.

9.7 Governing Law. This Agreement shall be governed by, and construed under, the laws of the State of South Carolina.

9.8 Cumulative Remedies. Subject to the limitations set forth in Article 8 above, each and every one of the rights, benefits and remedies provided to Purchaser or Seller by this

Agreement, or by any instrument or documents executed pursuant to this Agreement, are cumulative and shall not be exclusive of any other of said rights, remedies and benefits allowed by law or equity to the Purchaser, except to the extent provided in Article Eight of this Agreement.

9.9 Date Hereof. For purposes of this Agreement, "the date hereof" or similar references shall mean the Execution Date.

9.10 Assignment. Purchaser may assign this Agreement only to an Affiliate under common control with Purchaser, provided, that no assignment shall release Purchaser from its obligations without Seller's prior written consent, and no assignment may be made to any person or entity that is in litigation with Seller. Purchaser shall provide Seller with written notice of such assignment and a copy of the assignment instrument no later than five (5) Business Days' following such transfer. Seller may not assign without Purchaser's consent (not to be unreasonably withheld).

9.11 Calculation of Time Periods. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is not a Business Day, in which event the period shall run until the end of the next Business Day. The last day of any period of time described herein shall be deemed to end at 6:00 p.m. local time where the Property is located.

9.12 Liability Regarding Property Operations. Notwithstanding anything to the contrary contained herein, Purchaser assumes and shall assume at Closing no liabilities of Seller of any kind or nature whatsoever, whether known or unknown, fixed or contingent, in connection with or as a result of the acquisition of the Property or arising from or in connection with Seller's ownership of the Property or Seller's operation of any business, concern, or enterprise involving the Property.

9.13 Confidentiality. Seller agrees that the terms of this Agreement and the transaction contemplated hereby are confidential and that such terms as well as the identity of the Purchaser (and any assignee of the Purchaser) and/or any parties related to the Purchaser (and any assignee of the Purchaser) shall not be disclosed to anyone except on a confidential basis, those employees or consultants of the Seller which require such information and have a direct involvement with the approval, completion or closing of this transaction.

9.14 Tax Free Exchange. Seller and Purchaser understand that the other may desire to exchange other property of like kind for the Property so as to qualify such exchange for non-recognition treatment under Section 1031 of the Internal Revenue Code. Toward that end, Purchaser and/or Seller may intend to make the purchase and sale of the Property part of such so-called tax free exchange. Accordingly, Seller and Purchaser each agree to fully cooperate with the other and to take any and all actions as may be necessary to effectuate and facilitate the tax free exchange contemplated by this provision, including, without limitation, the entering into exchange and escrow agreements, purchase and sale/option agreements, and such other documents as may be necessary to effectuate the tax free exchange. The party requesting the cooperation of the other in any such tax-free exchange shall reimburse such other party for any out-of-pocket expenses incurred by such non-requesting party in facilitating the tax-free

exchange. Neither party shall be required to take title to any exchange property in connection with any such exchange.

9.15 Business Day. For purposes of this Agreement, a "Business Day" is any day other than a Saturday, Sunday or Federal holiday.

9.16 Prevailing Party. In the event either Purchaser or Seller files a suit to enforce this Agreement or any provisions contained herein, the prevailing party in such suit (i.e., the party that recovers from the other the relief or a substantial portion of such relief sought whether by final judgment or otherwise) shall be entitled to recover, in addition to all other remedies or damages, reasonable attorneys' fees and costs of court incurred in connection with such suit.

9.17 Other Offers. Seller acknowledges that Purchaser will incur substantial expense in performing its preliminary underwriting and investigations concerning the Property. In consideration of this acknowledgement, Seller agrees not to solicit, entertain or accept any formal or informal offers to purchase the Property or any part thereof so long as this Agreement remains in full force and effect.

9.18 HOME/HUD Provisions. Notwithstanding any provision of this Agreement to the contrary, if U.S. Department of Housing and Urban Development ("HUD") funds are used to acquire the Property, including, but not limited to, HOME funds, the parties hereto acknowledge and agree that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review and receipt of a release of funds notice from the U.S. Dept. of HUD under 24 CFR Part 58. The parties further agree that the provision of any federal funds in connection with the acquisition of the Property is conditioned upon the determination to proceed with, modify or cancel such provision based upon the results of a subsequent environmental review. If no HUD funds are utilized with respect to the acquisition of the Property, this provision shall be considered null and void.

9.19 Voluntary Sale. Purchaser and Seller hereby acknowledge and agree as follows: (1) Purchaser does not have the right of eminent domain; (2) because this is a voluntary transaction, Purchaser will not be able to acquire the Property offered for sale if negotiations fail to result in an amicable agreement; (3) Purchaser estimates the fair market value of the Property to be the Purchase Price; (4) even though Federal funds may be used in the acquisition of the Property, Seller WILL NOT be entitled to any relocation benefits; and (5) if applicable, any tenant legally occupying the Property is eligible to receive relocation assistance and benefits as identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

ARTICLE TEN - NOTICES

10.1 Notices. All notices, requests, consents and other communications hereunder shall be in writing and shall be personally delivered, sent by e-mail, Federal Express or other overnight or same day courier service providing a return receipt, or mailed by first-class registered or certified mail, return receipt requested, postage prepaid, or by electronic mail (and shall be effective when received, when refused or when the same cannot be delivered, as evidenced on the return receipt):

If to Purchaser: Mill House Family I, LP
c/o Prestwick Companies
Attn: Jody Tucker
3715 Northside Parkway NW, Bldg. 200, Ste. 175
Atlanta, Georgia 30327
E-mail: jody@prestwickcompanies.com

With a copy to: Daniel J. Bradfield, Esq.
Arnall Golden Gregory LLP
171 17th Street, NW, Suite 2100
Atlanta, GA 30363
E-mail: daniel.bradfield@agg.com

If to Seller: Appleton Property, LLC
744 Broad Street
Newark, NJ 07102
E-mail: josephdabbah@emeritausa.com

With a copy to: Adam R. Artigliere
Burr & Forman LLP
104 S. Main Street, Suite 700
Greenville, SC 29601
E-Mail: aartigliere@burr.com

If to Escrow Agent: Maynard Nexsen PC
Attn: W. Leighton Lord III
1230 Main Street, Suite 700
Columbia, SC 29201
Tel: 803.540.2013
Fax: 803.727.1461
Email: llord@maynardnexsen.com

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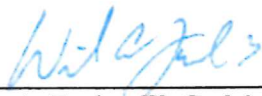
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

PURCHASER:

MILL HOUSE FAMILY I, LP, a Georgia limited partnership

By: Mill House Family I GP, LLC,
a Georgia limited liability company

By: Prestwick Mill House Family I GP, LLC,
a Georgia limited liability company

By: 
Wiley A. Tucker III, Co-Manager

SELLER:

APPLETON PROPERTY, LLC, a South Carolina limited liability company

Charles T. Woolston
By: _____
Name: Charles T. Woolston
Title: President

ESCROW AGENT EXECUTION:

JOINS HEREIN FOR THE SOLE PURPOSE OF CONSENTING TO ALL PROVISIONS IN THIS AGREEMENT APPLICABLE TO ESCROW AGENT:

MAYNARD NEXSEN PC

Signed by:

By: _____
Name: W. Leighton Lord III
Title: President and Chief Strategy Officer

EXHIBIT "A"

Depiction and/or Description of Property

PARCEL NO. 1

ALL that certain piece, parcel or tract of land containing 34.3648 acres situate, lying and being in the County of Anderson, State of North Carolina, as shown on plat entitled "Property of Calmart Industries, Inc." dated March 1989, prepared by Dalton & Nevez Co., Inc., Engineers, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at the iron pin (P.O.B. No. 1) at the Northwest intersection of the rights of way of S.C. Highway No. 24 (W. Whitner Street) and Appleton Road, thence running with the Northern right of way of S.C. Highway No. 24 S. 86-08 W. 274.34 feet to an iron pin at the northeast intersection of the rights of way of S.C. Highway No. 24 and "Y" Street; thence leaving said intersection and running along the eastern right of way of "Y" Street N. 9-54 E. 185.89 feet to an iron pin; thence leaving "Y" street and running along the rear of lots 304A, 307A, 308A, 305A and 304A of the Appleton Company Subdivision, and the property of J.P. Stevens & Co., Inc. the following courses and distances: N. 19-25 E. 135.27 feet to an iron pin, thence N 12-48 E. 589.36 feet to an iron pin, thence running along the Stevens property and lot 302 of Appleton Company Subdivision N. 77-16 W. 276.86 feet to an iron pin on the eastern right of way of York

street; thence running with the eastern right of way of York street N.7-21 E. 27.49 feet to an iron pin at the eastern intersection with Glenn Street; thence running with the eastern right of way of Glenn street the following courses and distances: N 38-51 E 127.0 feet to an iron pin, thence N. 13-20 E 90.0 feet to an iron pin, thence N 9-18 W 443.37 feet to a nail and cap, thence N 16-17 E 12.35 feet to a nail and cap, thence N 41-52 E 169.18 feet to a nail and cap, thence N 41-62 E 90.81 feet to a nail and cap, thence N. 24-54 E 237.65 feet to a nail and cap, thence N. 17-34 E. 169.83 feet to a nail and cap, thence N. 16-24 E 109.46 feet to a nail and cap, thence N. 21-25 E. 128.20 feet to a nail and cap, thence N. 22-12 E. 86.81 feet to a nail and 34-38 E. 80.09 feet to a nail and cap, thence N. 40-08 E 89.35 feet to a nail and cap, thence N. 61-14 E. 89.21 feet to a nail and cap, thence N. 67-06 E. 130.21 feet to a nail and cap, thence N. 88-51 E. 122.63 feet to a nail and cap, thence S. 79-49 E. 72.28 feet to an old iron pin, thence S. 78-26 E. 221.01 feet to an old iron pin, thence S. 14-02 E. 34.09 feet to an old iron pin on the Northern right of way of "J" Street, thence running along the Northern right of way of "J" Street the following courses and distances: S. 53-55 W. 111.74 feet to an old iron pin, thence S. 25-54 W. 72.97 feet to an old iron pin corner of lot 90 the Appleton Company Subdivision; then leaving said "J" Street right of way and running the northern line of lot 90 S. 81-05 W. 81.27 feet to an old iron pin, thence running along rear line of Lots 90, 89, 87, and 86 of the Appleton Company subdivision S. 7-58 W. 175.08 feet to an old iron pin at the northwest intersection of the rights of way of Kelly and "K" Streets; thence running along the Western right of way of "K" Street the following courses and distances: S. 7-47 W. 138.13 feet to an old iron pin, thence S. 8-05 E. 576.66 feet to a nail and cap at the northwest intersection of the rights of way of "K" Street and Appleton Road, thence running with the western right of way of Appleton Road the following courses and distances: S. 80-40 W 126.22 feet to a nail and cap, thence S. 60-05 W. 56.47 feet to a nail and cap, thence S. 49-06 W. 44.91 feet to an iron pin, thence 51-48 W. 193.33 feet to an iron pin, thence S. 30-12 W. 88.19 feet to an iron pin, thence S. 26-56 W. 227.92 feet to an iron pin, thence S. 17-36 W. 601.21 feet to an old iron pin, thence S. 19-00 W. 187.59 feet to an iron pin, thence S. 16-26 W. 81.17 feet to an iron pin, thence S. 9-47 W. 84.23 feet to an iron pin, thence S. 6-52 W. 291.53 feet to the point of BEGINNING.

500 Glenn St

portion of site

- Legend**
- 500 Glenn St
 - 500 Glenn St
 - Anderson County Museum
 - Carolina Wren Park
 - Feature 1
 - Feature 2
 - Feature 3
 - Feature 4

