In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Central Hardware Company (hereinafter called "Grantor") does hereby grant and convey to James D. Casto, Olentangy Development Company, Linclay Corporation of Cincinnati and all present and future owners, lessees and terrats of Olentangy Commercial Center, according to the plat thereof recorded in Plat Book 49, Page 5 of the Franklin County, Ohio Records and the agents, employees, customers, contractors and invitees of all of the foregoing a perpetual, nonexclusive easement over, across and upon the area describes on Exhibit "A" attached hereto for the purpose of pedestrian and vehicular ingress, egress and access, together with the right, but not the obligation, at their own expense, to maintain, reconstruct and repair paving upon seid easement area.

The foregoing easement shall be binding upon the successors and assigns of Grantor, as a covenant running with the land. 66908

IN WITNESS WHEREOF, Central Hardware Company has executed this Deed of Easement this 5th day of Lac., 1981.

CENTRAL HARDWARE COMPANY

CONVEYANCE TAX EXEMPT STATE OF MISSOURI COUNTY OF ST. LOUIS ) ROGER W. TRACY, FRANKLIN COUNTY AUDITOR

On this 5th day of 9, 1981, before me personally appeared . Vice President, and GLONN Secretary of Central Hardware Company, the Hertenstein corporation whose name is subscribed to and which executed the foregoing instrument and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to and otherwise executed said instrument by authority of the Board of Directors, and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last aforesaid.

W/ commission expires: **TRANSFER NOT NECESSARY** 7-1-82 SEP 1 7 1981

ROGER W. TRACY, JR. AUDITOR FRANKLIN COUNTY, OHIO

NOTETY PUBLICATION COUNTY, OHIO

PALMER C. McNEAL, Recorder

100

## EXHIBIT "A"

01212601

DESCRIPTION OF AN INGRESS/EGRESS EASEMENT THROUGH THE PROPOSED 5.002 ACRE TRACT TO COMMON ENTRANCE DRIVE

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 1, Range 18, United States Military Lands, and being an ingress/egress easement located in that 5.001 acre tract described in a deed to Central Hardware Company, of record in Deed Book 3770, Page 34, (all references to deed books and plat books in this description are of record in the Recorder's Office, Franklin County, Ohio), and said 5.001 acre tract being part of Lot G as the same is shown on the plat "OLENTANGY COMMERCIAL CENTER" of record in Plat Book 49, Page 5, and said easement being more particularly described as follows:

Beginning, for reference, at the southeasterly corner of the aforementioned Lot G; thence N 7° 27' 45" W, with the westerly line of said Lot G and the westerly line of Lot F us the same is shown on the plat "OLENTANGY COMMERCIAL CENTER", a distance of 180.04 feet to the TRUE PLACE OF BEGINNING:

Thence S 32° 09' 42" W, a distance of 83.71 feet to a point;

Thence S 79° 41' 41" W, a distance of 235.02 feet to a point;

Thence N 10° 18: 19" W, a distance of 30.00 feet to a point;

Thence N 79° LL' LL" E, a distance of 201.L8 feet to a point;

Thence N 32° 09' 42" E, a distance of 61.00 feet to a point;

There N 10° 18: 19" W, parallel to and 30.00 feet from the easterly line of Lot G, a distance of 326.67 feet to a point;

Thence N 0°  $\mu$ 6' 07" B, a distance of  $\mu$ 6.18 feet to a angle point in the easterly line of said Lot G;

Thence S 35° 18' 19" E, with said easterly line, a distance of 50.00 feet to an angle point in said line;

Thence S 10° 18' 19" E, continuing with said easterly line a distance of 270.00 feet to the southwesterly corner of Lot D;

Thence N 79° hl' hl" E, with the southerly line of Lot.D, a distance of 22.35 feet to the northwesterly corner of Lot F;

Thence S 7° 27' 45" E, with the easterly line of Lot G and the westerly line of Lot F, a distance of 70.00 feet to the TRUE PLACE OF HEGINNING and containing 0.500 acres of land, more or less.