

EXHIBIT "A"

LEGAL DESCRIPTION OF LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF LAND BEING DESCRIBED AS:

ALL OF THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ WHICH LIES WEST OF A LINE PARALELL WITH AND 50 FEET DISTANT WESTERLY FROM THE CENTERLINE OF THE MAIN TRACK OF THE FLORIDA EAST COAST RAILROAD; ALSO THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; AND THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, ALL IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA AS RECORDED IN DEED BOOK 854, PAGE 318 OF THE COUNTY RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SEACREST PARK AS RECORDED IN PLAT BOOK 24, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE S89°15'38"W ALONG THE NORTH LINE OF SAID SEACREST PARK A DISTANCE OF 615.99 FEET

THENCE N00°57'38"W A DISTANCE OF 304.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N00°57'38"W A DISTANCE OF 28.00 FEET;

THENCE S89°02'22"W A DISTANCE OF 22.00 FEET;

THENCE S00°57'38"E A DISTANCE OF 28.00 FEET;

THENCE N89°02'22"E A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 816 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" (continued)

LEGAL DESCRIPTION OF 20 FOOT INGRESS/EGRESS EASEMENT

A 20 FOOT STRIP OF LAND BEING A PORTION OF LAND BEING DESCRIBED AS:

ALL OF THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ WHICH LIES WEST OF A LINE PARALELL WITH AND 50 FEET DISTANT WESTERLY FROM THE CENTERLINE OF THE MAIN TRACK OF THE FLORIDA EAST COAST RAILROAD; ALSO THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; AND THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, ALL IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA AS RECORDED IN DEED BOOK 854, PAGE 318 OF THE COUNTY RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SEACREST PARK AS RECORDED IN PLAT BOOK 24, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE S89°15'38"W ALONG THE NORTH LINE OF SAID SEACREST PARK A DISTANCE OF 1538.97 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SEACREST BOULEVARD;

THENCE N01°05'38"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 986.71 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE N89°27'30"E A DISTANCE OF 345.41 FEET;

THENCE S53°52'35"E A DISTANCE OF 61.55 FEET;

THENCE S88°52'18"E A DISTANCE OF 646.09 FEET TO A POINT BEING REFERED TO LATER IN THIS DESCRIPTION AS POINT "A";

THENCE N01°32'23"E A DISTANCE OF 61.64 FEET;

THENCE S88°57'51"W A DISTANCE OF 697.45 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH:

COMMENCE AT SAID POINT "A";

THENCE S01°29'32"W A DISTANCE OF 536.92 FEET;

THENCE S37°06'29"W A DISTANCE OF 65.04 FEET;

THENCE S89°02'22"W A DISTANCE OF 73.72 FEET TO THE POINT TO POINT OF TERMINATION;

SAID LAND SITUATES IN PALM BEACH COUNTY, FLORIDA, CONTAINING 49,570