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FILED IN GREENVILLE COUNTY, SC *Trinity J. Manning*

STATE OF SOUTH CAROLINA)

EASEMENT AGREEMENT

COUNTY OF GREENVILLE)

This Easement Agreement is made as of this 22 day of August, 2025, by and between Malka Rentals, LLC ("Grantee") and Hilltop Ave Baptist Church ("Grantor").

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located on Hilltop Ave, Greenville, SC (Greenville Parcel ID #0156000900800);

WHEREAS, Grantee is or will be the owner of certain real property at 308 Old Bleachery Rd, Greenville, SC (Greenville Parcel ID 0156000901400);

WHEREAS, the parties desire to enter into the Agreement for the mutual benefit of the parties, their successors and assigns, by allowing for utility access, as set forth below;

NOW, THEREFORE, in consideration of the premises, the foregoing recitals, and the sum of Ten and No/100 (\$10.00) Dollars in hand paid to Grantor, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of Easements. Grantor does hereby grant, establish, create and declare for the benefit and use of Grantee, its successors and assigns, a permanent utility easement ten feet (10') in width across the south eastern edge of Grantor's Tract, in a location shown on attached Exhibit A.
2. Effect of Agreement. This Agreement shall be binding upon the parties hereto, and their respective heirs, successors and assigns.
3. Code Compliance. Installation of water line will comply will all requirements of Greenville Water and Greenville County, and will be installed according to the code requirements of both agencies listed above.

William Ospina
Notary Public, State of South Carolina
My Commission Expires March 4, 2035

Holt

RB

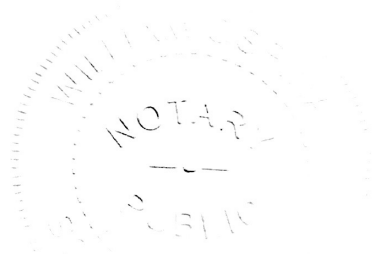


Exhibit A



William Ospina
Notary Public, State of South Carolina
My Commission Expires March 4, 2035

Handwritten signature

Handwritten signature



WITNESS our hands and seals below 08/22/2025 (date).

Signed, Sealed, and Delivered

In the presence of:

Juan. Aguirre Mendiola

Witness No. 1

Alvin Ray Ballou
Grantor: ALVIN RAY BALLOW authorized
representative for Hilltop Ave Baptist
church

William Ospina

Witness No. 2 (NOTARY)

America Ahumada Aug 22, 2025
Grantee: Malka Rentals, LLC

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

I, William Ospina a Notary Public in and for the state aforesaid, certify that America Ahumada
& Alvin Ray Ballou personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 22 of August, 2025

William Ospina

Notary Public for South Carolina

My Commission Expires: March 4, 2035

Affix stamp/seal:

William Ospina
Notary Public, State of South Carolina
My Commission Expires March 4, 2035

