

OWNER'S AFFIDAVIT

L. LESESNE HENDRICKS, JR. (the "Affiant"), being the authorized member of **JSCI GMS, LLC**, a South Carolina limited liability company ("Owner"), who being duly sworn according to law and intending to be legally bound, deposes and says to the extent of his actual knowledge as follows:

1. On June 30, 2014, by deed recorded in the Office of the Register of Deeds for Pickens County, South Carolina (the "ROD Office") on July 11, 2014 in Deed Book 1617 at Page 27, The Pickens County School District, Pickens, South Carolina (the "School District") conveyed to Owner that certain parcel or tract of real property containing 16.005 acres, more or less, together with all improvements thereon, including, but not limited to, buildings and structures containing approximately 133,999 square feet in the aggregate (collectively, the "Buildings") located at 105 Stewart Drive in Easley, South Carolina and bearing Pickens County, South Carolina Tax Map Number 5029-15-53-1854 (the "Property").

2. At the time of the Owner's purchase of the Property from the School District, the School District had closed the Buildings comprising the Gettys Middle School for education of students in the spring of 2013 and after considering renovations to the Property, decided to sell the Property and relocate the Gettys Middle School

3. Since the Owner's purchase of the Property from the School District, the Buildings have been vacant and unoccupied for income producing purposes continuously through the date hereof.

4. Owner is planning to sell the Property to Orange Capital Advisors, LLC or an affiliate entity thereof. This Affidavit is given to induce the City Council of Easley, South Carolina (the "City Council") to adopt a resolution certifying that the Buildings are "abandoned buildings" within the meaning of Section 12-67-120(1) of the Abandoned Buildings Act and the Buildings, adjacent driveways, parking areas and other facilities and improvements used by the School District constitute "building sites" within the meaning of Section 12-67-120(2) of the Abandoned Buildings Act, all pursuant to the authority granted to City Council by Section 12-67-160(A) of the Code. The Affiant and the Owner understands that material reliance will be placed upon this Affidavit by the City Council.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Owner's Affidavit is given this 26 day of May, 2020.

OWNER:

JSCI GMS, LLC,
a South Carolina limited liability company

By: [Signature] (SEAL)
L. Lesesne Hendricks, Jr.
Authorized Member

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

I certify that L. Lesesne Hendricks, Jr. personally appeared before me this day and acknowledged that he is the authorized Member of JSCI GMS, LLC, a South Carolina limited liability company, and that (s)he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the company for the purposes stated therein.

Date: 5/26/2020

By: Dakota L. Cantrell

Print Name: Dakota L. Cantrell
Notary Public for South
Carolina

[SEAL OR STAMP]



My Commission Expires: 8/28/2029