

EXHIBIT A

The land referred to in the Commitment is described as follows:

Tract 1A and Lot 1 in Armstrong's Subdivision No. 3, a Subdivision in the City of Lawrence, Douglas County, Kansas, LESS AND EXCEPT the following described tract:

Beginning at the Northeast corner of Lot 7B, Armstrong's Subdivision No. 1, according to the Lot Split Survey recorded January 12, 1988 in Plat Book 15 at page 241; thence South 89 degrees 57 minutes 57 seconds East along the North line of said Lot 1 a distance of 208.31 feet to the Northeast corner of said Lot 1; thence South 00 degrees 02 minutes 03 seconds West along the East line of said Lot 1 a distance of 622.93 feet to the Southeast corner of said Lot 1; thence North 89 degrees 57 minutes 57 seconds West along the South line of said Lot 1 a distance of 211.02 feet to the Southeast corner of said Lot 7B; thence North 00 degrees 17 minutes 03 seconds East along the East line of said Lot 7B a distance of 622.93 feet (623.01 feet platted) to the Point of Beginning.

STORE NO. 254

3434 IOWA ST.  
LAWRENCE, KS 66046