

(8) The City of Greenville shall provide adequate pedestrian access, as determined by the City of Greenville, from the parking facilities to the respective properties and adequate automotive access as determined by the City of Greenville to loading, unloading and service facilities of the respective properties, from the parking facilities and from the public roads.

(9) The City of Greenville shall provide adequate lighting, landscaping and maintenance of the CIVIC CENTER other than lands or buildings owned by others. All owners shall maintain their buildings and grounds in a neat and attractive condition. All landscaping, lighting, and use of exterior land spaces shall be subject to the approval of the City.

(10) All utility facilities shall be underground. Utility easements are reserved in and through the CIVIC CENTER property for the benefit of all property owners. The location of such utility easements shall be subject to the approval of the City of Greenville or its duly designated representative or agency.

(11) In the event any disposition or sale is made of property by any owner (other than the City), the City shall have the right of first refusal to purchase said property upon the same terms and conditions and for the same price at which said property is to be disposed of or sold. Such owner shall give to the City written notice of such proposed sale and the terms and conditions thereof; for a period of 120 days thereafter the City may elect to purchase said property upon such terms and conditions and for the same price and shall give written notice of such intention to such owner within said period of time. In the event such notice is not given by the City within said period of time, the owner may proceed with the proposed sale or disposition.

(12) Invalidation of one or more of the provisions hereof shall not affect the validity of the remaining provisions

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