

by Fairlane shall be the formula, the numerator of which shall be the footage of Fairlane's building and the denominator of which shall be the total square footage of all completed buildings on the property of Wade Hampton and the theatre building. The maintenance herein referred to shall include but not be limited to paving, repairing, cleaning, improving, lighting (including utility costs for lighting) and other upkeep of the common areas.

7. Fairlane will pay to Wade Hampton each year 25% of the ad valorem property taxes on the tract of land designated as owned by Wade Hampton. Said taxes shall be only the taxes assessed against the real estate without any buildings thereto. The payment shall be made by Fairlane to Wade Hampton within thirty (30) days after notice of the amount of taxes due and Wade Hampton shall have the duty to pay the County Tax Collector.

8. Fairlane agrees not to construct any other building on its property other than a theatre or twin theatres located in one building with a total seating capacity not to exceed six hundred fifty (650) seats. The property of Fairlane shall be used for no other purpose.

9. The plat setting forth the development scheme and parking areas, drives and common facilities is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4Z at Page 99.

10. Fairlane acknowledges that Wade Hampton has previously granted to Fidelity Federal Savings and Loan Association an access easement from its property back to Balfer Drive. Fairlane hereby agrees that the said Fidelity Federal Savings and Loan Association shall have a non-exclusive right to the use of the drive shown on said plat which adjoins the property of Fidelity Federal and runs back to Balfer Drive across the property of Fairlane.

11. Fairlane hereby grants to Wade Hampton, its successors and assigns, the right and privilege to lease or rent to the owner or tenant of the lot of land now occupied by McDonald's (adjacent to property of Fidelity Federal and Fairlane) or their successors, heirs or assigns the non-exclusive right to use twenty-five (25) parking spaces and the drives on the property being sold to Fairlane. Said 25 parking spaces shall be

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