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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EASEMENT

THIS AGREEMENT, Made and entered into this 19th day of February, 1980, by and between GREENVILLE AREA COMMISSION FOR TECHNICAL AND COMPREHENSIVE EDUCATION, Grantor, and DUKE POWER COMPANY, a North Carolina corporation, Grantee;

W I T N E S S E T H :

WHEREAS, the parties own adjacent tracts of land in Greenville, South Carolina, fronting on the northeasterly side of Cleveland Street; and,

WHEREAS, Grantee desires to acquire an easement in a 50-foot strip of the adjacent property of Grantor for the purpose of establishing and maintaining screening for its electric substation.

NOW, THEREFORE, in consideration of the sum of One (\$1.00) dollar and other considerations, Grantor does grant and convey unto the Grantee an easement for the purpose of landscaping and maintaining a visual screen consisting of natural planting upon the following property, to wit:

That strip of land lying in the City of Greenville, Greenville County, South Carolina, 50 feet in width, containing 0.80 acre, adjacent to Grantee's Augusta Road Electric Substation Lot, as shown outlined in red on plat of survey prepared by Grantee, dated January 18, 1954, Revised October 10, 1979, copy of which is attached hereto and made a part hereof.

Within said strip Grantee shall have the right to grade and alter drainage and to plant, cultivate, fertilize and otherwise maintain a visual screen consisting of large and medium deciduous trees, evergreens, flowering shrubs and trees and ground cover. Grantee's right to maintain shall include the right to trim and fell trees tall enough to fall on a transmission line or component thereof or electrical apparatus within Grantee's electric substation.

TO HAVE AND TO HOLD, the easements, rights and privileges above mentioned unto Grantee, its successors and assigns, on the condition that after an initial term of five (5) years Grantor may terminate this easement upon six (6) months' prior written notice to Grantee.

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