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GREENVILLE CO. S. C.

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DONALD T. RIFFLE
R.M.C.

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Form 3541-Sheet 1

Revised Jan. 1981

RE-43662 For True Consideration See Attachment

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THIS AGREEMENT, Made and entered into this 11th day of March, 1981, by and between the SEABOARD COAST LINE RAILROAD COMPANY, a corporation under the laws of the State of Virginia, hereinafter referred to as Licensor, and DONALD T. RIFFLE, an individual of Piedmont, South Carolina, hereinafter referred to (severally, if more than one) as Licensee,

WITNESSETH: That Licensor, for and in consideration of One Dollar and other valuable considerations to it paid by Licensee, the receipt of which is hereby acknowledged, and of the covenants upon the part of Licensee to be kept and performed, as hereinafter expressed, hereby grants unto Licensee the right and privilege of ingress and egress to and from property of Licensee by Licensee, Licensee's employees and invitees, on and over that certain strip of land, property of Licensor at Piedmont, Greenville County, South Carolina, described as follows:

A strip of land 20 feet in width on the extreme southeasterly portion of Licensor's right of way, said strip of land beginning on the northeast line of Cioffi Road and extending northeastwardly 400 feet; the northwesterly side of said strip of land being at a minimum clearance distance of 22.5 feet southeastwardly from the center line of Licensor's main track; as particularly shown outlined in red on print of Licensor's Drawing No. AKL-47, dated January 26, 1981, attached hereto and made a part hereof; Licensor's right of way being as indicated on said attached print.

Said rights and privileges to be held and enjoyed by Licensee from the date hereof until terminated by thirty (30) days' written notice from either party hereto to the other; it being expressly understood and agreed that either party may terminate this agreement by giving such notice to the other with or without cause and regardless of performance or nonperformance of any covenants or agreements contained herein and regardless of rental (if provided herein) having been paid in advance for any annual, semi-annual or other period, and without regard to any loss or damage incurred by either party as a result of such termination or cancellation. And Licensee hereby covenants and agrees in consideration thereof:

1. Licensee will not use said strip of land for any other purpose than that specified herein and will not assign this agreement or any rights hereunder nor suffer or permit any other person or corporation to use any part of said strip of land except with the consent in writing of Licensor.

2. All work necessary to be done in rendering said strip of land suitable for ingress and egress thereover shall be at the entire cost and expense of Licensee and shall be performed by Licensee in a manner in all respects satisfactory to the Division Engineer of Licensor, it being understood and agreed that such work shall consist only of shaping the natural surface of the ground to provide roadbed and drainage and that no paving, building or structure will be placed on said strip of land.

3. Licensee will vacate and abandon the use of said strip of land at any time at the will of Licensor upon thirty days' written notice given to Licensee and will restore the premises to a condition satisfactory to said Engineer but at the expense of Licensee.

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