

1195-210

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
APR 29 12 19 PM '83
DONALD S. WENSLEY
R.M.C.
SIGN EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that PARK CENTRAL COMPANY, a South Carolina limited partnership ("Grantor") whose place of business is 5821 Park Road, Suite 106, Charlotte, North Carolina 28209, in consideration of the sum of ONE DOLLAR (\$1.00) to it in hand paid by James T. Cobb ("Grantee"), a resident of Charlotte, Mecklenburg County, North Carolina, the receipt whereof is hereby acknowledged, does hereby grant unto said Grantee, his heirs, successors and assigns, the right, privilege and easement to go in and upon that certain tract or lot of land situated in Greenville County, South Carolina, and more specifically described in Exhibit A attached hereto, to construct, maintain and operate in, upon and through the property described in Exhibit A attached hereto, signs and utilities to signs, including all necessary apparatus and appliances, together with the right at all times to enter the property described in Exhibit A for the purpose of inspecting said signs and utility attachments and making necessary repairs and alterations thereto, together with the right at all times to cut away and keep clear of said signs, all trees and other vegetation that either obstructs the view of said sign(s) from I-385 or endangers the proper maintenance of said signs. As partial consideration for this easement, Grantee agrees to indemnify and hold Grantor harmless from all claims, costs, liability or expenses (including reasonable attorneys fees actually incurred) arising as a result of exercise by Grantor or its agents or employees of the easement rights herein conferred. Upon transfer, Grantee's liability under the indemnity provision shall terminate with respect to matters arising after the date of recording the transfer instrument and the transferee shall be deemed automatically to have assumed the obligations of Grantee under the indemnity for matters arising after the date of transfer.

This easement is for commercial purposes, and shall be transferrable by Grantee.

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