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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

EASEMENTS
(Road & Sign)

WHEREAS, Grantor, Haywood-Rogers Properties is a South Carolina limited partnership and the owner of a certain parcel of real property located on Haywood and Congaree Roads, as depicted and identified on a topographic survey prepared by Enwright and Associates dated November 9, 1980;

WHEREAS, Grantor and Hampton Inns, Inc., a Delaware corporation, Grantee, entered into an Agreement of Sale and an Addendum to Agreement (the Agreement) dated May 22, 1984, wherein, subject to certain terms and conditions, Grantor agreed to sell and Grantee agreed to purchase a portion of Grantor's above-described property, being the 2.18 acre tract depicted and identified on the survey for Haywood-Rogers Properties prepared by Freeland & Associates and dated July 2, 1984;

WHEREAS, pursuant to the terms of the Agreement, Grantor and Grantee agreed to locate and construct an entrance road to provide ingress and egress to Grantee's property from Grantor's property;

WHEREAS, pursuant to the Agreement, Grantor further agreed to grant to Grantee a sign easement providing for the erection, construction, maintenance and repair of a sign to be utilized by Grantee in connection with its ownership of the Property;

WHEREAS, obtaining the above-described easement rights are material inducements to Grantee's purchase of the property.

NOW, THEREFORE, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, the receipt and adequacy whereof is hereby acknowledged, Grantor hereby grants unto Grantee the following easements:

1. Entrance Road Easements. A perpetual, nonexclusive ingress and egress easement over and across that part of Grantor's property, containing 0.40 acres (the "Entrance Road") as shown on the Survey for Robert L. Rogers prepared by Freeland and Associates dated August 10, 1984, and more particularly described on Exhibit A attached hereto and specifically incorporated herein by this reference. In addition to the foregoing ingress and egress easement, Grantor grants to Grantee an easement for the purpose of constructing the Entrance Road if Grantor and Grantee mutually agree that Grantee shall be responsible for constructing the Entrance Road, or if Grantor begins construction of the Entrance Road and fails to complete the same.

2. Entrance Road - General Specifications. Grantor and Grantee agree that the Entrance Road shall be thirty (30) feet wide with a five (5) foot Beautification and Utility easement on each side of the Entrance Road. The Entrance Road shall have "Florida Style" curbing. All paving and base work on the Entrance Road shall conform to the City of Greenville standards applicable to "Main Thoroughfares." Adequate subsurface storm drainage shall be provided. Grantor is responsible for designing the Entrance Road; provided, however, that such design is subject to Grantee's approval.

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