

J. A. B.
2/28/57

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use to those persons using, visiting, or patronizing the buildings within the Civic Center. The said Foundation may, but shall not be required to, expend funds for improving, constructing on, and maintaining said area for parking (including lighting and landscaping) and improving and maintaining the area marked "Plaza & Landscaping." Lesser areas within said "Parking Area" may be designated for primary use by one or more of the owners or tenants of buildings of the Civic Center for parking. Charges for, or limitations on, the use of the Parking Area (or lesser areas) may be made and collected by said Foundation. Said Foundation may enter into arrangements or contracts with other persons, firms or corporations for the operation of said Parking Area. Any funds received by The Greenville County Foundation shall be expended first, to the extent it deems advisable, for improving, maintaining and operating said Parking Area and the area marked "Plaza & Landscaping" (including amortization of any debt incurred in improvements or maintenance). The Library and/or Theatre may, at their sole option, but shall not be required to, advance funds to the Foundation for improving and maintaining any property in the Civic Center, in which event such advance shall be repaid prior to any division of parking revenue. The balance of parking revenues, after setting aside a reasonable reserve, shall be divided equally among the parties hereto, or if a disposition is made of Tract 3 said equal division shall include the owner of Tract 3.

(9) All Owners shall maintain their buildings and grounds in a neat and attractive condition.

(10) All utility facilities shall be underground. Utility easements are reserved in and through the Civic Center property for the benefit of all property owners.

(11) Invalidation of one or more of the provisions hereof shall not affect the validity of the remaining provisions which shall remain in full force and effect.

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