

CIVIC CENTER shall construct any building or other improvements on said property substantially in accordance with said Master Plan. The design and location of all buildings and improvements, including signs and all other appurtenances and exterior building materials shall be harmonious and subject to the approval of the City of Greenville or its duly designated representative or agency. No building shall be constructed closer than 64 feet to College Street. No building, other than the municipal building and stage house of a theater shall exceed three stories in height above College Street ground level. No building other than municipal buildings shall exceed 22,000 square feet of enclosed area on one floor. All buildings must have an acceptable facade on all sides. No barriers or fences shall be erected without the consent of the City of Greenville.

(6) Property in the CIVIC CENTER shall be used only in a manner and for purposes consistent with the intent of the Master Plan, such as a municipal building, library, theatre, auditorium, museum and similar cultural, civic, municipal and governmental uses.

(7) The City of Greenville shall provide in the CIVIC CENTER 350 parking spaces for the common use of the owners of property in the CIVIC CENTER, and when the Municipal Building is completed, it is the intent of City Council to increase the number of parking spaces within the confines of the site. General public parking shall be at the prerogative of the City. Charges for the use of such parking may be made but shall at all times and in all events be subject to the approval and the control of the City. The City of Greenville may lease all or portions of such parking, subject to the provisions hereof.

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