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building shall be constructed closer than 64 feet to College Street. No building shall exceed 25,000 square feet of enclosed area on one floor. No building shall exceed three stories in height above the College Street level. All buildings must have an acceptable facade and landscaping on all sides. No barriers or fences shall be erected which shall obstruct free access throughout the Civic Center.

(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 library, theatre, auditorium, museum and similar cultural and civic uses. This restriction shall not prevent the dispensing of food and beverages within or contiguous to such buildings.

(7) The Greenville County Foundation shall make conveyances of portions of its property to the Greenville County Library and the Greenville Little Theatre, respectively, so that such conveyances together with property already owned by them shall result in their owning tracts of land generally dimensioned as Tracts 4 and 1 on said Land Use Plan. Said Foundation may convey for park, landscaped area or other open space use, Tract 2 on said Land Use Plan to a legally constituted park commission or other governmental body which will undertake to maintain said area as a park or landscaped area. Said Foundation may dispose of Tract 3 to the Greenville County Museum without the written consent of the Greenville County Library and Greenville Little Theatre. Disposition to any other person or organization may be made only after specific approval in writing from said Library and Theatre.

(8) The area marked "Parking" on the Master Plan is owned and shall be operated by The Greenville County Foundation for parking in whatever manner that it, in its sole discretion, determines to be advisable. Subject to the foregoing, it is understood and agreed that the Parking Area shall be used in such a manner as to afford first priority in

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