

-2-

2. All parking facilities shall be upon the property hereinabove described or within 300 feet of said property. Each parking place shall have direct access to a drive area and shall be provided as follows: one (1) parking place for each single room; two (2) parking places for each double suite; one (1) parking place for each 200 square feet of all commercial areas.

3. All signs shall be designed so as not to constitute a nuisance to adjoining property, except that for one sign to advertise the motel, the design, location and size of which shall be approved by the Planning & Zoning Commission of Greenville, S. C.

4. The building, including any signs, shall not exceed forty-five (45) feet in height above grade.

5. All entrances and exits shall be designed to meet the approval of the South Carolina State Highway Department.

6. If construction of a motel is not started within six (6) months from the date of rezoning, said Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs and assigns, consent and agree that upon application by the Director of Planning and Zoning that said property be rezoned back to "C" four family residential from "G" business zone.

7. The said Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs and assigns agree to waive and relinquish any and all claims of liability against the City of Greenville arising out of any activity of or the flooding of the creek that runs through said property.

The City of Greenville does hereby agree that the Director of Planning & Zoning shall certify that the conditions listed above have been met at such time as satisfactory evidence of compliance has been submitted to said Director of Planning & Zoning.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the

22nd day of December, 1964.

In the presence of:

Patrick B. Grayson
Carolyn A. G. Holt
Paula H. Taylor
A. F. Dullin

Robert L. Watkins, Jr. (SEAL)
 Robert L. Watkins, Jr.

Tamara A. Watkins (SEAL)
 Tamara A. Watkins

CITY OF GREENVILLE (SEAL)

BY David G. Taylor, Jr.

(Continued on next page)