

hand paid by the other, the receipt of which is hereby acknowledged, do hereby covenant, agree and declare as follows:

I. A. First Hartford hereby covenants and agrees with, and declares for the benefit of Parcel C, presently owned by it and hereinabove referred to, the establishment of a non-exclusive easement for vehicular and pedestrian ingress and egress (and for all other purposes for which streets and ways are commonly now or hereafter used in Greenville County, South Carolina, including the right/to maintain utilities therein) for the Owners of Parcel C over and across Parcel B as aforesaid.

B. First Hartford does hereby grant to Greentree as owner of Parcel A, and to its successors and assigns, a non-exclusive easement for vehicular and pedestrian ingress and egress (and for all other purposes for which streets and ways are commonly now or hereafter used in Greenville County, South Carolina, including the right to maintain utilities therein) over and across Parcel B as aforesaid.

C. First Hartford does hereby grant to Greentree as owner of Parcel A, and its successors and assigns, a non-exclusive easement for parking on the part of Parcel C indicated as "Parking Area" on said Plat, and which is more particularly described in Exhibit A as "Parking Area".

II. Greentree hereby covenants and agrees with First Hartford that the Recreation Area and Golf Course, including the swimming pool, clubhouse, golf course, and its facilities (which area is particularly described in Exhibit A as "Recreation Area and Golf Course") which is to be built on the most northerly portion of Parcel A aforesaid, is to be used by all unit tenants or owners, as the case may be, of apartment or residential units hereafter to be erected on Parcel C aforesaid, and by their families and guests. Said benefits are to be enjoyed in common with all the owners or tenants of apartment or residential units in said Parcels A and C and shall be at all times subject to such rules and regulations and such maintenance charges as may be imposed from time to time by Greentree or the subsequent owners of said Parcel A.

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