

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein contained, the undersigned do hereby agree that, effective this date, the Restrictive Covenants dated August 21, 1956, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 559, at Page 457 are hereby released and removed from the above described property and that the following restrictions are hereby imposed upon said property:

1. Excepting that property described in Paragraph 10 hereof and the specific provisions relating thereto, said property shall be utilized for office space (including parking required therefor) and related purposes as are specifically permitted under Paragraph 8 hereof.
2. Such buildings as are constructed shall be designed to harmonize with the landscape and the ratio as to each portion of the area to be developed of ground area occupied by structural improvements to the undeveloped area shall not exceed one to four and the ratio of total gross square footage of floor space of all levels of any structural improvement to the undeveloped area shall not exceed one to one.
3. Any building of one story shall be set back from the right of way of Pleasantburg Drive not less than 50 feet; a two-story building shall be set back not less than 60 feet; and a three-story building shall be set back not less than 70 feet. No building shall exceed two stories in height measured from the ground level of Pleasantburg Drive, or three stories in height measured from the westerly side of such building, with the exception that a third story facing Pleasantburg Drive shall be permissible if such third story is in the roofline. Basements shall not be included as a story but any story which has door access or window visibility to the natural ground area shall be considered a story. The cumulative total area of the third story of any one building facing Pleasantburg Drive shall not exceed 15,000 square feet.
4. At least 50% of the total number of parking spaces relating to any given improvement shall be either to the side, rear or beneath any building.

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