

The grantor also grants unto the grantee, its successors and assigns, the non-exclusive right to use the parking lot located at the rear of property retained by the grantor and extending from the right of way hereinabove referred to to the east side of Stratham Street. This non-exclusive right of way of grantee, its successors and assigns, for ingress and egress to its parking lot through property retained by grantor and the non-exclusive right to use the parking lot at the rear of the property retained by the grantor, shall, at the option of grantor, its successors and assigns, cease and determine and be of no further force and effect upon the sale by grantee, its successors and assigns, of the property hereinabove conveyed which is used for a parking lot and the dedication of such property for a use which is not substantially comparable to broadcasting company use in terms of parking, parking lot access and vehicle type requirements.

Grantor hereby retains for itself, and its successors and assigns, the non-exclusive right to use the right of way and parking lot at the rear of the property hereinabove conveyed to the grantee, said parking lot extending between parallel lines from a point where the east line of the 25 foot right of way intersects with the south line of the property hereinabove conveyed to the grantee, to the east side of Stratham Street. This non-exclusive right of grantor, its successors and assigns, to use said parking lot shall, at the option of the grantee, its successors and assigns, terminate upon the sale by grantor, its successors and assigns, of its retained portion of the property and the dedication of such property to a use which is not substantially comparable to broadcasting use in terms of parking, parking lot access and vehicle type requirements.

The grantor hereby retains for itself and its successors and assigns a non-exclusive easement and right of way over the property hereinabove conveyed for the purpose of ingress and egress to the property retained by it, said easement and right of way extending from the west side of Rutherford Street and being circular in nature, which said easement and right of way is shown on the plat hereinabove referred to.

The grantor and grantee herein, their respective successors and assigns, shall have the right to continue to utilize and maintain any and all utilities as may presently serve either or both the property hereinabove conveyed by grantor and the property retained by grantor and which run through, over, across or under either or both the transferred property and the retained property.

Each property owner, its successors and assigns, shall have the right from time to time to relocate any utilities, driveways and parking areas on its property at its own expense; provided, however, that any such relocation shall not substantially impair the rights of the other property owner, its successors and assigns, to access and use as herein set forth.

The property hereinabove conveyed, as well as the property retained by the grantor, is subject to the following easements and rights of way:

1. Right of way from Paul G. Cushman to the City of Greenville, dated July 28, 1949, and recorded on July 29, 1949, in Deed Book 387 at Page 373, Office of the Register of Mesne Conveyance for Greenville County.