

per 1,000 square feet of gross leasable building area erected upon a particular Tract, subject to the following exception:

(1) As to Parcel B, the parking spaces of Parcel A may be used in meeting the required ratio, but no improvements shall be constructed upon Parcel B which would cause the remaining parking spaces afforded by Parcel A to be less than 5.0 standard size automobile parking spaces per 1,000 square feet of gross leasable building area erected in total upon Parcel A and B.

Although Parcel B shall hereinafter be granted an easement for parking and vehicular and pedestrian ingress and egress over and across the parking lots and walkways of Parcel A, it is understood and agreed that the said Parcel B must maintain within said Parcel B a parking ratio of five standard size parking spaces per 1,000 square feet of building area constructed on said Parcel B. The restrictions recited in this paragraph may be amended, altered or changed by mutual agreement of Bi-Lo and Greenville, subject to the prior written approval of any tenant and/or mortgagee. Such mutual agreement will be evidenced by a written instrument duly recorded at the same place as this instrument.

2. Bi-Lo and Greenville do hereby grant, bargain, sell and release unto each other, their heirs, successors or assigns, the full, free and uninterrupted use, easement, right, liberty and privilege, in common with each other, in, upon, through, over, under, abutting and across those areas of the Parcels now or hereafter improved for utilities, storm drainage, footings and party walls (where the common use is appropriate); pedestrian and vehicular traffic, including all footings, driveways, sidewalks, roadways, parking areas and entrances and exits to streets and roads abutting or within any portion of the Parcels, hereinafter collectively referred to as Easement Areas, for the following purposes:

(a) Pedestrian and vehicular ingress and egress to and from all portions of the Easement Areas and to and from all streets and roads abutting or within any portion of the Easement Areas;

(b) Vehicular parking on those portions of the Easement Areas designated as parking areas (subject to the restrictions herein previously recited);

(c) The installation, maintenance, repair, and the usage in common where necessary, of all lines, ditches, trenches, pipes, cables, conduits, manholes, catch basins, poles and similar facilities that provide telephone, gas, electrical, sewer, water, storm drainage and other necessary utility service to the Easement Areas;

(d) To run and transfer water accumulating on any portion of the Easement Areas, through the use in common of storm drains,

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