

paid by the City of Greenville, South Carolina, the said Sitton-Mauldin Buick Company, Inc. does hereby covenant, grant or convey to the City of Greenville, South Carolina, its successors and assigns, the right to require the removal of that portion of any improvement which may be constructed within the set-back line area of Academy Street insofar as same affects the lot referred to of Sitton-Mauldin Buick Company, Inc. The said City of Greenville, South Carolina, its successors and assigns shall have the right to require the removal of that portion of any improvement within said set-back area without any cost whatever to the City of Greenville, South Carolina.

The said Sitton-Mauldin Buick Company, Inc. does hereby further covenant and agree with the City of Greenville, South Carolina that if it fails to remove that portion of any improvement erected or constructed within said set-back line area after Thirty (30) days' written notice to it to so remove, then the said City of Greenville, South Carolina, its successors and assigns may remove that portion of any improvement within said set-back area and charge the said Sitton-Mauldin Buick Company, Inc. for the cost of removal and said charge shall constitute a lien against the premises owned by Sitton-Mauldin Buick Company, Inc. above referred to.

This covenant and agreement shall bind said property and shall constitute a covenant running with the land and shall be binding on the said Sitton-Mauldin Buick Company, Inc., its successors and assigns and same shall enure to the City of Greenville, South Carolina, its successors