

the grantee, or its successors and assigns, is set back on the property hereinabove conveyed twenty-five (25) feet or more from the Southeast side of the right-of-way of Dual Highway U. S. Route No. 29, it and its successors and assigns shall maintain a set-back line twenty-five (25) feet from the Southeast side of said right-of-way of Dual Highway U. S. Route No. 29, extending across the entire width of the remaining property owned by the grantor and adjoining the above described property on the West, and being the remainder of the property conveyed to the grantor by The Atlantic Refining Company by the deed hereinabove referred to dated August 27, 1951.

As a part of the consideration for this deed, the grantor agrees, for itself and its successors and assigns, that as long as the grantee, or its successors and assigns, is operating a restaurant, cafe, dining room or other similar establishment where food and/or ice cream is prepared and/or served, it and its successors and assigns shall not use the remaining property owned by it or its successors and assigns and adjoining the above described property on the West, and being the remainder of the property conveyed to the grantor by The Atlantic Refining Company by the deed hereinabove referred to dated August 27, 1951, as a restaurant, cafe, dining room or other similar establishment where food and/or ice cream is prepared and/or served. The restriction contained in this paragraph shall remain in effect for fifteen years from the date hereof.

The building and use restrictions hereinabove imposed on the grantor and its successors and assigns shall be enforceable at law or in equity by Catalina Restaurants, Inc., its successors and assigns, but with no right of reversion for breach thereof.

