

2. The said Pearce-Young-Angel Company, its successors and assigns, shall, at all times provide and maintain ample drainage to carry storm water from the roof of any and all buildings placed or to be placed upon said tract of land and from said tract of land to the storm sewer located in White Horse Road.

3. Pearce-Young-Angel Company, its successors or assigns, will, within six months from the date of this conveyance, construct or cause to be constructed upon said tract of land a wholesale food distribution plant or building containing approximately 40,000 square feet of floor space, and should the said Pearce-Young-Angel Company fail to complete or cause to be completed the said wholesale food distribution plant or building within six months from the date of this conveyance the said Pearce-Young-Angel Company, its successors or assigns, shall reconvey said tract of land to the Piedmont and Northern Railway Company at and for the price being paid by the said Pearce-Young-Angel Company to said Piedmont and Northern Railway Company for this conveyance.

The above conditions and restrictions shall be covenants running with the land and shall be binding upon the said Pearce-Young-Angel Company, its successors and assigns.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Pearce-Young-Angel Company, its successors and assigns, forever.

And the said Piedmont and Northern Railway Company does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Pearce-Young-Angel Company, its successors and assigns, against itself and its successors and all persons lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Piedmont and Northern Railway Company has caused this instrument to be executed and its corporate seal to be hereunto affixed by its proper officials, this 7th day of July, in the year of our