

buildings and of the same exterior materials. Such building shall have its southwest wall parallel with the Marsh Building and 30 feet therefrom. The southwest wall of such building may be tied on as a party wall to any building constructed by Center or if such building is first constructed Center shall have the right to tie onto its southwest wall as a party wall. The cost of such party wall shall be divided according to the laws of South Carolina relating to party walls. No other building shall be constructed on said property except a two-bay service station fronting on Augusta Road, the office and bays of which shall be located generally as shown on said plat, the exact location of same to be determined by architects of McPherson's lessee. In the event Tract G is not used as a service station, an additional building may be constructed, not to exceed 1750 square feet, and located generally as shown and the remainder of Tract G paved for parking. Use of signs on said buildings shall be in such manner as to generally conform to other signs in the Center and shall not detract from or block signs of other stores in said Center.

*Center, Inc.
C.T.W.
Treas.*

(5) McPherson shall not, for a period of five (5) years from the date hereof, lease or permit to be used any portion of said buildings for the purpose of operating a grocery store, a grocery supermarket or delicatessen, nor a drug store. At the expiration of said period, McPherson shall use or lease said buildings, unrestricted, for any lawful business.