

1. The party of the second part, 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 hereafter placed upon said parcel of land and from said parcel of land to the storm sewer located in White Horse Road.

2. The party of the second part, its successors and assigns, shall, within one year from the date of this conveyance, begin the construction upon said parcel of land of a warehouse building served by rail siding, to be used for the distribution of its products, and will in good faith complete the construction of said building as soon as reasonably practicable; and should the party of the second part, its successors or assigns, fail to begin the construction of said building and complete same as in this paragraph provided, the party of the second part, its successors or assigns, shall reconvey said lot of land to Piedmont and Northern Railway Company at and for the price being paid by the party of the second part for this conveyance.

The above conditions and restrictions shall be covenants running with the land and shall be binding upon the said party of the second part, 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 Budweiser of Columbia, Inc., 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 Budweiser of Columbia, Inc., 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

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