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D. The Purchaser agrees for itself, its successors and assigns, to or of the property or any part thereof, that the Purchaser and such successors or assigns shall:

(1) Not discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements erected or to be erected hereon or on any part thereof; and this covenant shall be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by (a) the Agency, its successors and assigns, (b) the City of Greenville, South Carolina and any successor in interest to the property, or any part thereof, (c) the owner of any other land, or of any interest in such land, within the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, and (d) the United States, against the Purchaser, its successors and assigns and every successor in interest to the property, or any part thereof or interest therein, and any part in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of, the provisions of Sections 1-A and 1-D(1) it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the covenants provided in Sections 1-A and 1-D(1) hereof, and the United States shall be deemed a beneficiary of the covenant provided in Section 1-D(1) hereof, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Agency and the United States, for the entire period during which such covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such covenants relate. The Agency shall have the right, in the event of any breach of any such covenants, and the United States shall have the right, in the event of any breach of the covenant provided in Section 1-D(1) hereof, to exercise all the rights and remedies, and to maintain any