

In the event the Second Party, or its successors or assigns, abandons using said building as and for the sale of whiskey or beer for a period of two (2) continuous years, the restrictions prohibiting the sale of whiskey or beer on Parcel I shall be considered null and void.

In the event the Second Party, or its successors or assigns, abandons using said building as a drug store for a period of two (2) continuous years, the restrictions prohibiting use as a drug store on Parcel I shall be considered null and void. See 5.i. continued on Page 5. a.

6. Restrictions on Parcel II: The Second Party does hereby impose on Parcel II the following restrictions which shall attach to and run with Parcel II until the sixtieth (60th) anniversary of the date of the document. These restrictions shall run with the land, be binding upon said Parcel II and shall be binding upon the Second Party, its successors and assigns. Parcel II is subject to the setback lines shown on Exhibit "B" in that no building may be constructed closer to S. C. Highway No. 291 and S. C. Highway No. 30, Mauldin Road, than said setback lines shown on Exhibit "B".

7. Invalidity of Provisions: If any provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision, to any other person or circumstances shall not be affected thereby; the remainder of this Agreement shall be given effect as if such invalid or inoperative portion had not been included; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision hereof shall be valid and enforceable to the fullest extent permitted by law.

8. The parties hereby agree that First Party may construct one (1) entrance not to exceed twenty (20) feet in width from Parcel I into Parcel II on the southern boundary of Parcel II provided First Party submits to Second Party a sketch showing the location of said entrance for the approval

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