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the land, and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of warehouse or structure having an area of not less than 52,000 square feet for use and to be used for the conduct of Grantee's refrigerated warehousing business, and that upon the failure of Grantee, its successors or assigns, to construct upon said premises such warehouse or structure as aforesaid, and thereafter to use said premises for the purposes aforesaid within two (2) years next ensuing from and after the date of this conveyance, Grantor shall have and hereby reserves the right to repurchase said land and property at and for the price or sum of \$106,514.10, said right of repurchase being hereby reserved and to continue for one (1) year after the expiration of said two (2) year period; Grantee hereby covenanting for itself and its successors and assigns, that it will, upon the accrual of said right of repurchase, and upon being notified in writing of the election of Grantor to exercise the same, promptly make or cause to be made said reconveyance to Grantor, or its nominee, in accordance with the terms hereof, by good and sufficient deed conveying the full title to said property, free of liens and encumbrances, and with general warranty of title.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever. SOUTHERN REGION INDUSTRIAL REALTY, INC., does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, SOUTHERN REGION INDUSTRIAL REALTY, INC., has caused these presents to be executed and its corporate seal to be hereunto

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