

WHEREAS, Bi-Lo and Greenville desire to declare, establish, grant and provide the aforesaid covenants, restrictions and easements as hereinafter set forth for their mutual benefit, all such actions to also benefit their respective heirs, legal representatives, successors, assigns, any subsequent owner, now or hereafter, of all or any portion of the Tracts, mortgagees, tenants and occupants of the facilities constructed on the Tracts, and their respective employees, agents, servants, guests, suppliers, customers, visitors, licensees and invitees, all classes of entities mentioned in this clause being hereinafter collectively called Beneficiaries, subject however to the terms and conditions hereinafter provided,

NOW, THEREFORE, in consideration of the premises, the sum of one (\$1.00) dollar paid by each party hereto to the other, and the mutual benefits to be received by each party hereto and the Beneficiaries hereunder, the parties hereto, for his or itself, and their respective heirs, legal representatives, successors, assigns, future grantees and mortgagees do hereby declare, grant and provide as follows:

1. Bi-Lo and Greenville hereby declare, create and impose the following restrictions on the use, development and maintenance of the Tracts:

(a) The Tracts will not be used for any purpose which would constitute a public or private nuisance; no game room, amusement center, lounge, tavern or night club shall be permitted to operate upon the Tracts, except a restaurant business selling food products of a general nature that includes the sale of alcoholic beverages for consumption on-the-premises in conjunction with the sale and service of food and food products will not be prohibited. Only retail and/or service stores, or a bank or savings and loan association or restaurants, shall be allowed to operate on the Tracts, and no spa, bowling alley, skating rink, bingo parlor, theatre (either motion picture or legitimate), sales of automobiles and other vehicles and similar lot operations, or non-retail or non-service type act-