

surrounding areas. The Grantee shall maintain the exterior of the Property and all landscaping at all times in a good, orderly, and neat condition.

3. No loading dock or platform shall be constructed, used, or maintained on that portion of any building or the structure which faces any street.

4. All exterior signs shall be subject to the approval of the Grantor. All signs shall be located on the face of the buildings, except that on freestanding sign shall be permitted, if otherwise allowed by law. No other sign, billboard, or exterior form of advertisement shall be permitted.

5. No storage of scrap metal, refuse, garbage, building materials, or other like matter shall be permitted. No incinerators shall be kept, used, or maintained on any portion of the Property. Trash, garbage, etc. shall be kept in closed containers and shall be removed from the Property at regular intervals to prevent any unnecessary accumulation thereof.

6. Adequate off-street parking shall be provided on the Property for the employees, customers, and invitees of the Grantee, as required by the off-street parking ordinances of Greenville County, South Carolina, all in accordance with a parking plan to be submitted to the Grantor and approved by it in writing.

7. The Property may be used only as a retail or office facility. No other use shall be permitted except upon the written approval of the Grantor.

8. The invalidation of any one of these covenants by judgment of any court of competent jurisdiction shall in no way affect any of the other covenants, which shall remain in full force and effect for the remainder of the term hereof. These covenants and restrictions may be enforced by Grantor, its successors and assigns, by action at law and/or in equity, and Grantor shall have the right to seek specific performance or injunctive relief for failure of Grantee to comply therewith.