

easements as hereinafter set forth for their mutual benefit, all such actions to also benefit their respective heirs, legal representatives, successors and assigns, subject however to the terms and conditions hereinafter provided,

NOW, THEREFORE, in consideration of the sum of one (\$1.00) dollar paid by each party hereto one to the other, the mutual benefits to be received by each party hereto and other valuable consideration, the legal receipt and sufficiency of which is hereby acknowledged, the parties hereto, 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 Parcels 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 Parcels. Only retail and/or service stores, banks, savings and loan association and restaurants, shall be allowed to operate on the Parcels. No spa, bowling alley, skating rink, bingo parlor, theatre (either motion picture or legitimate), automobiles or other vehicle sales or similar sales lot operations, or non-retail or non-service type activities shall be permitted to operate on any portion of the Parcels. 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 and is specifically allowed.

(b) Except upon Parcel A, as shown on Exhibit "A", there shall not be operated any facility such as a supermarket, grocery store, delicatessen store (or department) or a convenience type store such as 7-Eleven, Majik Market, etc.; nor shall any facility be used for the sale of health foods (except those sold in tablet or capsule form and size and/or standard drug items generally sold in drug stores such as metrecal, diet wafers and pabulum), delicatessen items, groceries, meats, vegetables, and/or other grocery items generally sold by supermarkets; however, nothing in the foregoing will be construed to prohibit restaurant operations selling prepared ready-to-eat food for on and off-premise consumption or to prohibit the sale from vending machines of snack-type food items.

(c) Except as to Parcel A, no use will be made for a drug store, cosmetic, health and beauty aid store, pharmacy, or any use requiring the presence or services of a licensed or registered pharmacist, nor will any business be permitted devoting more than 1,000 square feet of their retail floor area to the sale of cosmetics, health and beauty aids.

(d) As to Parcel B, no above ground buildings or structures of any kind (other than signs advertising the business of the building occupant or occupants) shall be erected or placed thereon which shall exceed one story or 20 feet in height.

(e) In conjunction with the construction of any buildings or common facilities on or within said Parcels, there shall be maintained at all times within the area of each particular Parcel a ratio of at least 5.0 standard size automobile parking spaces

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