

likelihood be inadequate, and therefore, this instrument may be enforced by decree of specific performance upon the application of the owner or mortgagee of Parcel "A" or Parcel "B" or any other party (including tenants) benefited by the provision to be enforced.

4. Amendment. This Declaration may be modified, amended or it may be abrogated or rescinded in whole or in part from time to time by written document executed by the owners of Parcels "A", "B" and "C", and the holders of any first mortgage now or hereafter constituting a lien against any part of Parcels "A", "B" and/or "C". Such amendment shall be effective when recorded in the Office of the RMC for Greenville County, and no amendment of this instrument can be made without the consent of K Mart Corporation, Food Town Stores, Inc. and/or Revco Discount Drug Centers of South Carolina, Inc. if the amendment adversely affects the interests of the tenant or tenants as the case may be. In no event shall consent of a tenant be required after the expiration of that Tenant's lease.

5. Successors and Assigns. The provisions of this instrument shall be deemed and held to be easements, covenants and restrictions pertinent to and running with the land and shall bind and shall insure to the benefit of the Declarant, its successors, successors in title and assigns.

Executed the date first above written.

WITNESSES:

CENTER ASSOCIATES, A LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PALM ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP

[Signature]
Harry A. Sigart

By: [Signature]
General Partner

By: [Signature]
General Partner

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY appeared before me the undersigned witness who being duly sworn deposes and says that s/he saw the within named Center Associates, A Limited Partnership, by its General Partner, Palm Associates, a South Carolina General Partnership, by its general partners, sign, seal and as its act and deed deliver the within Declaration of Easements and Covenants; and that s/he with the other witness whose name appears above witnessed the execution thereof.

SWORN to before me this 19th Day of February 1981.

Harry A. Sigart (LS)
Notary Public for S.C.

Commission Exp.: 10/31/86

RECORDED FEB 19 1981

at 4:19 P.M.

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