

- (d) The covenants and restriction stated hereafter, the faithful observance of which said Grantees by acceptance of this deed do firmly bind and obligate themselves, their heirs, and assigns, to wit:

That the property herein described shall not be used as a place for the exhibition of motion pictures for a period of ten (10) years, such period to begin as of the date of this deed. It is expressly agreed, moreover, that this covenant and restriction shall run with the land in favor of the said Grantor who shall be authorized to enforce all remedies afforded by law to prevent infraction thereof.

ALSO: All the right, title and interest, if any, of the Grantor in and to the following:

1. The business sign located at the southeastern corner of the intersection of Aberdeen Drive and Augusta Street; and,
2. The land on which said sign is situate.

Plaza Theatre, Inc. was merged with Star Theatres of Greenville, Inc., Star Theatres of Clemson, Inc., and Star Theatres of Hendersonville, Inc., into Star Theatres, Inc. (Deed Book 610, page 279); the said Star Theatres Inc. was merged with Martin Theatres of Georgia, Inc. (Deed Book 964, page 239; Deed Book 1021, page 351); subsequently the name of Martin Theatres of Georgia, Inc. was changed to Martin Theatres, Inc. (not of record in Greenville County; certified copy by Secretary of State of Georgia of name changes attached as Exhibit B); Martin Theatres, Inc. and Martin Cinemas, Inc. were subsequently merged into Martin Cinemas, Inc., a Delaware corporation; and the name was changed to Martin Theatres, Inc. (Deed Book 1219, at page 702, for certified copies of Delaware proceedings).

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee(s) hereinabove named, its successors and ~~Heirs and~~ Assigns forever.