

7. Each property owner shall maintain the space between the sidewalk and his or its respective building, and keep same beautified with adequate flowers, or shrubbery, at his or its own expense to the end that the property in the area not become unsightly, unless it is mutually agreed that the maintenance of such area is included in and with the maintenance of the parking area.

8. The expense for beautification and maintenance of any general area for the benefit of all property owners shall be borne by each property owner in the same proportions as set forth in Paragraph 3 pertaining to maintenance of the parking area, passageway and sidewalks; however, no expense in excess of \$200.00 shall be incurred for beautification of a general area without the consent of a majority of the property owners, and in such connection the Urological Clinic, Inc., or its successors or assigns, shall be considered as two property owners.

9. No building shall be erected on this property other than a one-story office building which shall be built in accordance with the simple architectural design and of the color brick selected and agreed upon by the property owners. To this end, each property owner agrees to submit his or its plans to the committee, provided for hereinafter, for approval of architectural design and color of brick before commencing such constructions.

10. No building shall be constructed nearer to the East property line than five (5) feet, nor nearer to the West property line than five and one-half (5-1/2) feet, which strip on each side shall be reserved for utility easements and permits, to include power, telephone and gas lines, storm sewer or other necessary utilities, and for the repair and maintenance of same.

11. No building shall be erected facing the parking area nearer than the present sidewalk, as is shown on said plat, without the written consent of all the said property owners, and no portion of the parking area and passageway shall be used for buildings without the written consent of all property owners.

12. Each property owner, or his tenant, shall maintain at his or its own expense adequate premises liability insurance.

13. No building in Vardry Street Medical Court shall be rented, leased, subleased to, or occupied by, other than reputable members of the Greenville County Medical Society or the Greenville County Dental Society.