

tenants, customers and other persons rightfully using or visiting said shopping center. McPherson will grade and pave this alley in the same manner as the present alley to the rear of the Marsh and Eckerd Buildings and will tie the same on to said alley to the rear of and to the side of said Marsh Building as shown on said plat. Center shall maintain the portion of said alley on its property and McPherson shall maintain the portion on his property. Said alley shall be constructed with due regard and adequate provision for surface water and drainage conditions.

*Center, Inc.
C.T.P.
Trans.* (3) McPherson is given the right to tie on to the sewer line at the rear of the Marsh Building at his expense and will restore the premises to the same condition as before the installation of said sewer connection. McPherson will bear a proportionate cost of the pumping station and operation thereof based on the ratio of his building area to the ratio of the building area of the property of Center, Inc.

(4) Beginning at a point set back 20 feet from the line of an extension of the front of the Marsh Building and 30 feet from the northern side thereof, McPherson may erect one or more buildings along the line of said extension and set back 20 feet therefrom, which buildings shall contain not more than 148 feet frontage, and the total exterior area of which shall be not more than 13,000 square feet; such buildings shall be in general keeping with the architecture of the other