

place as this instrument.

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TO HAVE AND TO HOLD as appurtenant to the Easements and rights hereby granted at all times hereafter, forever for Bi-Lo and Greenville and their respective Beneficiaries.

3. Bi-Lo and Greenville shall keep and maintain in good order and repair the various elements of the Easement Areas, and all appurtenances connected therewith, which are located upon their respective portions of the Tracts; all parking areas and rights-of-way situated on the Tracts shall be kept free and clear of snow, ice, rubbish, trash and obstructions of every nature and shall be kept in good order and repair including, proper striping, adequate drainage, and lighting; all site and/or "center" signs, and the exterior portions of the buildings erected upon the Tracts shall receive proper care and maintenance. No obstructions or impediments shall be erected or permitted upon any portion of the Tracts which will in any way interfere with any rights granted by this instrument. The striping of the parking spaces and the drive-ways shall be done in such a fashion as to conform with the traffic patterns presently established by the improvements constructed upon the applicable portions of the Tracts, and any future striping of the parking spaces and the drive-ways shall conform with the general scheme as of the date of this instrument; and no such change shall be made in the striping of the parking spaces or the driveways without the written consent of the other party.

4. Bi-Lo and Greenville agree to hold each other harmless for all costs and expenses incurred because of the filing of any mechanic's, contractor's, or materialman's lien against their respective Tracts, and either Bi-Lo or Greenville shall be permitted to pay any such lien so filed which affects their respective Tracts, and to have a lien against the Tracts of the other for any costs and expenses incurred because of the filing of any such lien, so long as the filing of any such lien was not caused by the party desiring to enforce the terms of this paragraph.