

and assigns, shall, at its sole expense, maintain so much of said storm drain as is located upon said tract or lot of land.

Said property is conveyed subject to the following conditions and restrictions:

1. No building or permanent structure shall be placed upon said property nearer than 75 feet from the center line of Commerce Road, as now laid out, nor nearer than $87\frac{1}{2}$ feet from the center line of Anderson Road, as now laid out.
2. The said Commerce Service Company, its successors and assigns, shall, at all times provide and maintain ample drainage to carry storm water from the roof of any and all buildings placed or to be placed upon said tract or lot of land and from said tract or lot of land to the storm sewer located in Commerce Road.
3. The said Commerce Service Company, its successors or assigns, shall, within one year from the date of this conveyance, construct upon said tract or lot of land a warehouse building with masonry walls, concrete floor and built-up roof, containing 100,000 square feet of floor space, and should the Commerce Service Company, its successors or assigns, fail to construct said building, as in this paragraph provided, said Commerce Service Company, its successors or assigns, shall reconvey said property to Piedmont and Northern Railway Company at and for the price being paid by Commerce Service Company to Piedmont and Northern Railway Company for this conveyance.
4. The above conditions and restrictions shall be covenants running with the land and shall be binding upon the said Commerce Service Company, its successors and assigns.

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 said premises before mentioned unto the said Commerce Service Company, its successors and assigns, forever.

And the said Piedmont and Northern Railway Company does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Commerce Service Company, its successors and assigns, against itself and its successors and all persons lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Piedmont and Northern Railway Company has caused this instrument to be executed and its corporate seal to be

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