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19. As a part of the consideration of this conveyance, Lessor covenants that no structure, building or billboards shall be erected or placed on the land adjoining the premises herein conveyed on the North within fifty (50) feet of the West right-of-way line of South Pleasantburg Drive for a distance of two hundred seventy-five (275') feet. This restriction is not intended to and does not include any pylon or pylons erected by the lessor for the advertisement and promotion of businesses located on its remaining property.

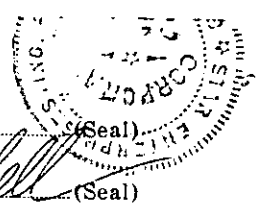
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This covenant shall run with the land and shall bind the Lessor's heirs, administrators, executors, successors and assigns and inure to the benefit of Shell's successors and assigns.

EXECUTED as of the date first herein written.

Witnesses to execution by Lessor:
James L. Anderson
EC [Signature]

STAR ENTERPRISES, INC.
By: C. Heyward Morgan
C. HEYWARD MORGAN, President
ATTEST: Stephen D. Mitchell
Stephen D. Mitchell, Secretary



Witnesses to execution by Shell:
[Signature]
R. Webster

SHELL OIL COMPANY
By: C. L. Town
DIVISION MANAGER

Continued on next page

(Append Lessor's acknowledgment and, if this is a sublease, Owner's Consent and Agreement.)