

all appurtenances connected therewith, which are located upon their respective portions of the Parcels; all parking areas and rights-of-way situated on the Parcels 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 Parcels shall receive proper care and maintenance. No obstructions or impediments shall be erected or permitted upon any portion of the Parcels which will in any way interfere with any rights granted by this instrument. The striping of the parking spaces and the driveways 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 Parcels, and any future striping of the parking spaces and the driveways 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 parties.

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 Parcels, 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.

5. Greenville does hereby warrant, covenant and agree with Bi-Lo, notwithstanding the fact this instrument is being recorded prior to the deed which will vest title in Greenville to Greenville's Parcels, that this instrument shall be binding in all respects as if executed by Greenville subsequent to it being vested with title to Greenville's Parcels; and Greenville agrees to take title to Greenville's Parcels subject to this instrument.

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