

(c) Lot 72 as shown on Exhibit A at the corner of Old Buncombe Road and Overton Avenue shall in no event have a depth on the eastern line of more than 200 feet, nor a width on the rear of more than 185 feet (unless agreed upon in writing by the parties prior to recording the final subdivision plan) and shall not be subject to restrictions limiting it to residential use and permitting the use as multiple family dwellings, a small retail grocery, barber shop, doctor's or dentist's office, or other similar service establishments that would be reasonably compatible with a single family residential neighborhood. The Purchaser may, at its option, place this lot under the same restrictions. However, this lot shall not be used for any purpose that would be injurious to residential lots such as a junk yard, service station, garage, restaurant, nightclub, or similar uses. The agreement as to the restrictions or non-restrictions of Lot 72 is solely and exclusively for the benefit of the Seller and Purchaser and shall not give any lot owner or other person any right whatever.

(d) Lots 73, 85, 86, 87 and 88 as shown on Exhibit A shall be restricted only to residential use and not to a single family residence use provided that the design of any multi-family unit be in keeping with the quality of the single family residences built in the existing subdivision of Cedar Vale and are generally screened and landscaped so as not to detract from the appearance of the single family subdivision or, in other words, lower the standards to Cedar Vale and Section 2 of Cedar Vale.

(e) Any change in Exhibit A resulting from minor replatting, designation of lot use, or any change mutually agreed upon that increase the costs of installing the indicated

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