

railroad track over, on, across and under a strip of said parcel sixty-five (65') feet in width, extending from the intersection of the center line of the above-mentioned spur track easement with the center line of the said main line Seaboard Coastline Railroad track, parallel with and extending westward from said track, to the southern boundard of the tract hereby granted.

That portion of the property hereby conveyed composed of the parcel of 5.33 acres as shown on said plat is so conveyed subject to the following conditions and restrictions upon the use thereof, to-wit:

1. It shall not be used or occupied at any time for any purpose other than commercial, light industrial, light manufacturing, warehousing, jobbing and wholesaling purposes and activities of a similar nature, and any part shall likewise be restricted to such use.

2. No part of the property herein described shall be divided into tracts of less than two (2) acres in size, with frontage on a street or road of less than two hundred (200') feet. No building shall be built nearer than twenty-five (25') feet to a street or road upon which it faces, nor nearer than twenty (20') feet to any side or rear line.

3. All buildings erected on said premises shall be of masonry, or prepainted or prebaked enamel roll-formed metal panels such as are used in pre-engineered steel buildings, or other substantial construction material; those of sheet iron, corrugated iron or other similar inferior building materials are specifically excluded and no temporary buildings, except for use in construction shall be erected.

4. There shall be no outside storage upon said premises unless adequately screened, and there shall be no disposal or refuse or sewage on same.

5. The building or buildings on any one lot shall not occupy more than seventy-five (75%) percent of the lot area, and the unoccupied lot area shall be landscaped to present a reasonably pleasing appearance. Signs upon any lot shall not exceed five (5') feet by ten (10') feet, excepting those that may be erected on the top of any building, which shall not be over fifty (50') feet long, nor twenty (20') feet above the roof of such building.

6. No use shall be made of any lot, nor any industrial or manufacturing activity conducted thereon, which would be objectionable in light industrial or light manufacturing area by reason of excessive odor, noise, vibration, smoke, dust or gasses; nor shall any business be conducted thereon which would constitute a common law nuisance in such an area or increase the fire hazard to adjoining properties. The operation or maintenance of a junk yard or similar salvage operation on any portion thereof is prohibited.

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