

-Page Three-

5. The grantor covenants and agrees that neither itself or its successors and assigns will at any time for any purpose whatsoever divert waters from said lake or from any of the streams or springs feeding said lake.

6. Further, the grantor covenants and agrees that it and its successors and assigns will not use the water in said Lake Lanier or the streams and springs feeding said lake in such a way as to contaminate said water to the extent that it cannot be used for bleaching, dyeing, mercerizing and processing the textiles to be manufactured by grantee, its successors and assigns. However, this provision shall in no way impair the right of Lanier Realty Company, its successors and assigns, and other persons or corporations owning property within the Lake Lanier Subdivision, to use the said lake for normal aquatic sports and activities such as swimming, boating and fishing. Nor shall grantor be liable for any loss which may result from the lawful use of any lots by the owners thereof, nor from heavy rains or freshets washing soil or foreign matter into said lake.

7. Grantor further reserves unto itself the right to designate certain commercial areas around the lake for commercial fishing, swimming, boating and other aquatic sports. Grantor agrees, however, that no industrial establishment of any sort shall be erected on any property now owned by it in the Lake Lanier Subdivision.

8. If any or all of the reserved rights in connection with the lake bed property are ever abandoned by Lanier Realty Company, its successors or assigns, Grantee shall then at its option have the right to assume such of the reserved rights as are abandoned, but under no circumstances will Grantee be obligated to assume such abandoned right or rights.

It is understood that the conveyance of the 1.74-acre tract of land first above described is made subject to the rights-of-way created by a public road leading over the dam.

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 premises before mentioned unto the grantee hereinabove named, its successors and assigns forever.

AND the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named and its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 17th day of August, in the year