

USE RESTRICTIONS. The Property conveyed herein is conveyed subject to the following use restrictions to be effective for thirty (30) years from date hereof and shall run with the title to the land and benefit other lands owned by Seller adjacent to or in close proximity to the property conveyed herein, including lands in the Zachariah Landrum Survey, A-22:

- a. No residence, out buildings or other improvements or structures, including, without limitation, mobile homes, of any kind shall be placed, installed or constructed within one hundred feet (100') of the front Property line or within twenty-five (25') of any side or rear Property line.
- b. No part of the Property or any improvements situated thereon shall be put to any industrial, manufacturing or other use which may become an annoyance or nuisance to the neighborhood or which may be offensive by reason of odor, fumes, dust, smoke, noise, vision, vibration, or pollution including but not limited to factories, slaughter houses, tanneries, truck stops, or which are hazardous by reason of the excessive danger of fire or explosion.
- c. The Property shall not be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Notwithstanding the foregoing, no Hazardous Substance shall be brought onto, installed, used, stored, treated, disposed of or transported over the property, and all activities on the property shall, at all times, comply with Applicable Law. The term "Hazardous Substance" shall mean any substance which, as of the date hereof, or from time to time hereafter, shall be listed as "hazardous" or "toxic" under the regulations implementing The Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§6901 et seq., or listed as such in any applicable state or local law or which has been or shall be determined at any time by any agency or court to be a hazardous or toxic substance regulated under applicable law. The term "Applicable Law" shall include, but shall not be limited to, CERCLA, RCRA, The Federal Water Pollution Control Act, 33 U.S.C. §§1251 et seq., The Clean Air Act, 42 U.S.C. §§7401 et seq. and any other local, state and/or federal laws or regulations that govern the existence, cleanup and/or remedy of contamination on property, the protection of the environment from spill deposited or otherwise in place contamination, the control of hazardous waste or the use, generation, transport, treatment, removal or recovery of hazardous substances, including building materials.
- d. The Property shall not be used to store vehicles which are not in serviceable or usable condition not to store junk, scrap metal, wrecked cars or other similar materials.
- e. Dogs, cats or other household pets may be kept provided that they are not kept in commercial quantities, bred or maintained for any commercial purpose.

The above restrictions may be enforced at any time in such manner and as permitted or described by law.