

The Declarant Property any real property, owned or controlled by Declarant that is located within a radius of one (1) mile of the Declarant Property, shall not be used for the following:

- (a) As a retail convenience grocery store;
- (b) As a dollar store;
- (c) As a smoke shop, or other retail outlet selling tobacco products, electronic cigarettes, vapor devices or nicotine-based products as one of its primary uses;
- (d) as a sexually oriented business, for the sale of pornographic or sexually explicit materials or drug paraphernalia; or
- (e) for the retail sale of motor fuels.

The restrictive covenants contained herein shall constitute covenants running with the land for the benefit of QuikTrip, its successors and assigns and shall be binding upon Declarant, its successors, and assigns and any future owner of the Declarant Property unless released by QuikTrip. The restrictions contained herein may be enforced by proceedings at law or in equity against any person or persons violating or attempting to violate the terms of this Agreement, either to restrain such violation or to recover damages.

Dated this 13 day of May 2021.

DECLARANT

MARION SHIPMAN

Marion Shipman
Marion Shipman

STATE OF Texas)

SS.

COUNTY OF Williamson

This instrument was acknowledged before me on this 13 day of May, 2021, by Marion Shipman, to me personally known, who, being by me duly sworn, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Dusti L. Herman
Notary Public

