

Instrument Cross Reference No.: 2304, Book 288, Page 300

AMENDMENT TO DECLARATION OF COVENANTS RESTRICTIONS AND
EASEMENTS FOR EDGEWATER CORPORATE CENTER

This Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center (the "Amendment"), is made as of this 22nd day of September, 2009, by EDGEWATER CORPORATE CENTER ASSOCIATION, INC, a South Carolina non-for profit corporation ("Corporation").

WITNESSETH:

WHEREAS, Edgewater Park Partners, LLC (the "Declarant") executed the Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, recorded in Book 288 at page 300 of the Lancaster County Register of Deeds (the "Declaration");

WHEREAS, the Corporation desires to modify the existing acceptable uses of Parcel A (as described in the Declaration) as provided in this Amendment;

NOW, THEREFORE, the Corporation hereby declares that the Declaration is amended as follows:

1. Capitalized Terms. All initial capitalized terms not defined herein shall have the meaning ascribed to them in the Declaration.
2. Permitted Business Uses. Section 14(B)(ii) of the Declaration shall be deleted in its entirety and replaced with the following:

"Parcel A as generally depicted on Exhibit "B" shall be limited to development for general office and other commercial uses permitted by applicable laws and regulations, including restaurants (but not to include drive-in or other fast food restaurants)."
3. Exhibit "B". Exhibit "B" to the Declaration is hereby deleted in its entirety and replaced with the Exhibit "B" that is attached to this Amendment.
4. Authority to Amend. The undersigned officer of the Corporation has been authorized to execute this amendment pursuant to Section 20(A) of the Declaration by all appropriate and necessary action taken by the Corporation.

2009012867

RESTRICTION
RECORDING FEES \$10.00

PRESENTED & RECORDED:
09-30-2009 10:39 AM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE KIRKLEY DEPUTY

BK:DEED 534

PG:54-57

5. Miscellaneous.

a. Except as modified by this Amendment, all other terms, covenants and conditions of the Declaration not specifically amended hereby shall remain in full force and effect.

b. This Amendment may be executed in several counterparts, each of which shall be deemed to be an original and all of which, collectively, shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREOF, the Corporation has caused this Amendment to be executed in the day and year first above written.

“CORPORATION”

EDGEWATER CORPORATE CENTER ASSOCIATION, INC.

WITNESSES:

[Signature]
Michael J. Jones

By: [Signature] BCF

Printed: Michael S. Curless

Title: Executive Vice President

STATE of INDIANA)
) SS:
COUNTY of HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Michael S. Curless, the Exec. Vice President of Edgewater Corporate Center Association, Inc., who, after having been duly sworn, acknowledged the execution of the foregoing Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center on behalf of such corporation.

WITNESS, my hand and Notarial Seal this 22 day of September, 2009.

[Signature]
Notary Public

My Commission Expires:
August 22, 2015

My County of Residence:
Hamilton



Jennifer L. Brown
#571085
Hamilton County
My Commission Expires Aug. 22, 2015

This instrument was prepared by (and return recorded instrument to): David A. Adams, Esq., Bingham McHale LLP, 8900 Keystone Crossing, Suite 400, Indianapolis, Indiana 46240; Phone: (317) 635-8900; Fax: (317) 236-9907.

