

**Exhibit H Addendum**  
**4233 South 3rd Street, Memphis, TN 38109**

Grantor does here by set up, establish, promulgate and declare the following Restrictive Covenants to apply to the Property herein described. Said Restrictive Covenants shall run with the land and be binding on all persons claiming under or through the Grantor for a period of twenty (20) years after the recordation of these Restrictive Covenants:

- 1) No portion of the property described herein shall be used or operated as a flea market operation.
- 2) No portion of the property described herein shall be used or operated as an open-air vending establishment or operation.
- 3) No portion of the property described herein shall be used or operated in any type of business where the business requires the regular use of temporary open air stalls for vending purposes.
- 4) These Restrictive Covenants are not intended to restrict and shall not restrict the use of the herein described property as either a drive-in movie theater or any legally authorized business, except a flea market, that conducts its business from the confines of a permanent, enclosed structure.
- 5) Invalidity of any of these covenants or restrictions, or any portion of any such covenant or restriction, by judgment or court order shall in no way affect any of the other provisions, or any portion thereof; which shall remain in full force and effect. To this end, the provisions of this Declaration are declared to be severable. When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall refer to correct gender as the context requires.
- 6) This Declaration shall conform to the zoning and building requirements of Shelby County, Tennessee, and the City of Memphis, Tennessee. If there is a conflict between this Declaration and either Shelby County, Tennessee, or the City of Memphis, Tennessee zoning and building requirements, then said requirements shall control.
- 7) No restriction or provision herein is intended to be or shall be constructed as a condition subsequent to or as creating any possibility of a reverter.