

and across the 20 acre Tract A and the 30 acre Tract B conveyed and/or optioned by the Optionor to Jeff R. Richardson, Jr., individually or as Trustee described in the Options to purchase between the Optionor herein and Jeff R. Richardson, Jr., dated November 28, 1969, which rights of way or easements are more fully described in Paragraph 1, Page 2 and 3 thereof.

15. In the event that the Optionee fails to exercise any Option increment hereinabove granted within the time for exercise, so that a portion of the property the subject of this Option once again becomes available for disposition by the Optionor, the Optionor shall have the right to connect to and use without consideration to Optionee any roads, streets, water lines, sewer lines or similar utilities in connection with Optionee's subsequent development of the property as to which this Option has not been exercised. All development data, including site studies, engineering tests and similar information, in the event the Optionee fails to exercise any of the Options hereinabove granted, shall be made available to the Optionor at no cost to the property over which the Optionee has failed to exercise this Option.

16. During the term of this Option and as to any property over which the Optionee has the right to exercise this Option, the Optionor agrees not to convey or grant, without the consent of the Optionee, any right of way or easement over the property the subject hereof for any purpose or purposes whatsoever, but the Optionee shall not unreasonably withhold his consent if the property the subject thereof is not materially diminished in value or usefulness.

17. In the event and only in the event that a certain 30 acre tract known as "Tract B" over which Optionor has granted an option to Jeff R. Richardson, Jr. by instrument dated November 28, 1969, (referred to above and as to which Jeff R. Richardson, Jr. must exercise said Option and close by taking title to said 30 acres on or before December 31, 1971) becomes available once again for sale or other disposition

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