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for ingress to and egress from MERCANTILE TRACT over MERCANTILE EASEMENT AREA and for parking on MERCANTILE EASEMENT AREA, which easements shall be subject to any rules governing the use of such area by DEVELOPER and other users, provided that such rules shall be reasonable, shall be applicable to all users and shall be consistently and indiscriminately enforced.

6.2 EASEMENTS OVER ENTIRE PREMISES. DEVELOPER hereby grants to MERCANTILE, for the use of MERCANTILE, its officers, agents, employees, customers, invitees and licensees, a non-exclusive, full and unrestricted easement to use all driveways, sidewalks and parking areas on ENTIRE PREMISES for the same purpose and to the same extent that the customers, invitees, licensees and tenants of DEVELOPER may use such driveways, sidewalks and parking areas, which easement shall be subject to any rules governing the use of such EASEMENT AREA by DEVELOPER and other users, provided that such rules shall be reasonable, shall be applicable to all users and shall be consistently and indiscriminately enforced.

6.3 SEPARATE UTILITY LINES. DEVELOPER hereby grants to MERCANTILE a nonexclusive easement in, to, over, under and across DEVELOPER TRACT for the installation, operation, flow and passage, use, maintenance, repair, relocation and removal of sewers (including underground storm sewers), storm drains, water and gas mains, electrical power lines, telephone lines and other utility lines, all of such sewers, mains and lines to be underground and to serve the MERCANTILE BUILDING.

6.4 COMMON UTILITY LINES. DEVELOPER hereby grants to MERCANTILE a nonexclusive easement in, to, over, under and across DEVELOPER TRACT for the installation, operation, flow and passage, use, maintenance, repair, relocation and removal of sewers (including underground storm sewers), water and gas mains, electrical power lines, telephone lines and other utility lines, all of such sewers, mains and lines to be underground and for use in common with DEVELOPER.

6.5 LOCATION OF EASEMENTS. The location of all easements of the character described in 6.2, 6.3, 6.4 and 6.7 shall be subject to the approval of the party in, over or under whose tract the same is to be

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