

Plans, as such Plans now exist and as they may be altered in the future, provided any substantial alterations not approved by City shall not be binding on City for purposes of this paragraph, and City specifically agrees, for itself, its lessees, successors and assigns, that its consent to such alterations shall not be unreasonably withheld. Any restrictions which City may wish to place upon such rights and privileges of access, including any limitations on the hours and/or days when access to such areas shall be available, must be specifically approved by Camel or such lessee(s), mortgagees, successors or assigns to which Camel may delegate or assign such rights, which approval will not be unreasonably withheld. In the case of the easements for access to parcels no. A-1, A-2, and A-3, all of which are located at or above horizontal planes above the ground level, the rights and privileges of access granted in this subparagraph shall include access through and across any and all stairways, elevators, ramps, or other means of access to such higher elevations as may be constructed by any party at any time within the Main Building or upon the City Land.

City hereby represents, covenants, and agrees that, except as otherwise provided herein, all easements described above and all rights and privileges related thereto which may be necessary or appropriate in order to serve the purposes for which said easements have been granted, as hereinabove described, shall be perpetual, irrevocable, and shall run with the land, and shall not be affected by any changes in the nature or condition of any buildings, other structures, features, or improvements of any type which may hereafter be constructed or placed upon the land and air space affected by such specific easements, nor by any changes in the ownership of any of the property affected thereby or the utilization of such property by its owners or any other parties at any time in the future, nor by the destruction of or any damage to any such buildings, structures, features, or other improvements, to the end that Camel, its lessees, mortgagees, successors and assigns shall always be entitled to utilize such easements for the purposes hereinabove described.

ADDITIONAL RIGHTS AND WARRANTIES

For purposes of this instrument all of the real and personal property, air rights, easements, rights of way, privileges, and other interests in real and personal property granted to Camel above shall hereinafter be referred to as the "Premises". In addition to the Premises conveyed and granted above, City also hereby grants, bargains, sells and releases to Camel, its successors and assigns, all and singular the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise incident or appurtenanting;

TO HAVE AND TO HOLD all and singular the said Premises unto Camel and Camel's successors and assigns forever.

AND City does hereby bind City and City's successors and assigns to warrant and forever defend all and singular the said Premises

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