

and to any conveyance or mortgage by City, its successors and assigns, and shall be and become binding upon any purchaser or successor of any purchaser of the City Land or any portion thereof, (including the land and air rights retained by City beneath the horizontal planes described above) including purchasers at any foreclosure or judicial sale of any such property, and upon every person and party who shall at any time own and hold title to or any interest in all or any part of such property howsoever the ownership or other rights therein may be acquired.

City hereby grants to Camel, and covenants and agrees that Camel, its lessees, successors and assigns shall have the following rights and easements, all of which shall be absolute, perpetual and irrevocable:

(a) Support of Superstructure

An easement for the support of the buildings and other structures which Camel, or its lessees, successors or assigns may subsequently build on and above the horizontal planes described above, which buildings and other structures shall hereinafter be referred to as the "Superstructure", upon and by means of the land under said horizontal planes and all buildings and other structures which may now be located thereon or may hereafter be constructed thereon by the City or any other party, all such buildings and structures located below said horizontal planes to remain substantially in the same position and the same structural condition as they are at the time of their original construction, which construction shall be substantially in accordance with that portion of the aforesaid architectural plans prepared by Thompson, Ventulett, Stainback & Associates, Inc. which pertain to such buildings and structures. All buildings and other structures which have been or shall hereafter be constructed on the land below the horizontal planes, as well as all other buildings and structures which have been or shall hereafter be constructed by City, its lessees, successors or assigns upon any other property presently owned by City and shown on the survey hereinabove described, shall together be hereinafter referred to as the "Main Building".

(b) Use and Access for Repairs, Etc.

The use, at Camel's expense, of such portion or portions of the Main Building, the Equipment (hereinafter defined) therein and the facilities thereof and such rights of way in, on, around, and through the Main Building as may be reasonably necessary or convenient fully to use, occupy, maintain, service, repair, renew, make replacements of, and rebuild the Superstructure and any portion or portions thereof, and any Equipment located therein. As referred to herein, "Equipment" shall include, without limitation, any or all of the following insofar as they are at any time installed or constructed in the Main Building or the Superstructure or under the surface of any of the land shown on the aforesaid survey: engines, furnaces, boilers, transformers, stokers, pumps, heaters, tanks, dynamos, motors, generators, fans, blowers, vents, switchboards, turntable