

In addition to the 100 acres, the Buyer shall have the right to acquire as appurtenances to the tract purchased by it the following rights of way:

(a) A right of way for street purposes leading from West Faris Road to the property purchased by the Buyer, beginning in the vicinity of the northeastern boundary of the Seller's tract at Faris Road. This right of way shall be for a 30-foot street. In the event that it is necessary to make fills and cuts, the slopes of which exceed a 50-foot right of way, the Buyer shall have the right to extend the area of construction not more than an additional 25 feet, so that the right of way and construction easement shall at no point exceed 75 feet. Such additional area shall not, however, be included in the right-of-way deed unless required to be so by the County.

(b) The Buyer shall have the right to obtain ^{two} ~~three~~ rights-of-way for a 50-foot streets at points along the northeastern boundary of the Seller's tract across the area lying between a 100 acre tract and the northeastern boundary of the Seller's tract. As in the case of the right of way from Faris Road, an additional 25 feet shall be allowed for construction, cut and fill where necessary.

(c) The Buyer shall have the right to use a reasonable area at or near the proposed entrance to this property on Faris Road for the maintenance of a sales office for a period of 10 years beginning with the execution of the deed. In the event that the Seller should wish to re-locate this sales office and is able to furnish an equivalent site for it, then the Seller shall have the right to require said sales office to be moved to such alternate site upon payment of moving costs not to exceed \$500.00.

(d) The Buyer shall have the right to a permanent easement not to exceed 100 square feet in area at the proposed entrance to the property on Faris Road for the erection of a permanent sign or monument, which monument shall be esthetically pleasing and shall bear no advertising matter.

(e) A sewer runs along the northeastern edge of the Seller's property and it may prove necessary, according to sound engineering principles, for the sewer system in the proposed subdivision to be connected with the trunk line at a point not on the Buyer's property. In this event, the Buyer shall have the right to obtain an easement from its property to the point or points of connection.

(f) The Buyer shall not locate any right of way so as to unreasonably injure the marketability of the property remaining in the hands of the Seller.

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In order to protect the property acquired by the Buyer, the Seller shall restrict the land described in this section in accordance with the same general standards of restrictions adopted by the Buyer:

(a) That tract on the northern side of Faris Road beginning on the Seller's northern property line at its point of intersection with the northern edge of the right of way of Faris Road and running thence with the northern edge of said right of way in a westerly direction 300 feet; thence perpendicular to said right of way in a northern direction 200 feet; thence parallel to said right of way in an easterly direction to the Seller's northern boundary; thence southerly with said northern boundary to the beginning corner.

(b) All that land lying on both sides of the right of way to be located between West Faris Road and property to be bought by the Buyer extending on each side 200 feet from the edges of the right of way of this proposed road.

(c) The land remaining in the hands of the Seller within the boundaries of the Seller's tract on which the optioned property is located to the south, east, and north of the optioned property.

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