

executions, claims and demands whatsoever in law or equity which Chanticleer, its successors, assigns, predecessors, subsidiaries and specifically including R. E. Hughes individually, ever had, now has or which it hereinafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of these presents, that may in any manner or connection relate to the subject of these presents and that may in any manner or connection relate to the purchase, development and sale of Club Forest by College.

6. College agrees to forthwith convey unto Chanticleer by general warranty deed for a consideration of Ten and No/100 (\$10.00) Dollars that strip of land located between Chapman Road and Club Forest Lane containing 0.025 acres which strip has a frontage of 56.19 feet on Chapman Road and is shown as the shaded area of Exhibit "D" being attached hereto. The deed in favor of Chanticleer shall convey fee simple title to said property free and clear of all liens and restrictive covenants but subject to the easement being referred to in this paragraph. The strip of property will also be conveyed subject to any rights-of-way for sewer, water, electric or other utilities as may appear of record, on any recorded plats or as may appear on the premises. Said property is adjacent to the .72 acres being conveyed to Chanticleer as is more fully set out in Paragraph 1 of this Agreement. It is understood and agreed that Chanticleer, its successors and assigns, shall have no interest in and shall not be entitled to the use of the private road, Club Forest Lane, that runs through Club Forest Subdivision. The within conveyance shall be made subject to an easement over said property which shall be in favor of and reserved to College, its successors and assigns. Said easement shall be an easement appurtenant and shall be a covenant running with the land. The purpose of the easement shall be to provide emergency ingress and egress from Chapman Road to Club Forest Lane in order that emergency vehicles and personnel such as fire trucks, police cars, ambulances and utility company vehicles might have emergency access to Club Forest Subdivision. College, at its expense, shall erect a