

installing a comparable catch basin and pipes connecting to the grantee's water system, all at the expense of Caesar's Head Company, Inc. If the property is converted to sale for residential purposes by the grantee, its successors or assigns, such purchasers shall have the right to connect to any water system of Caesar's Head Company, Inc., subject to a reasonable payment for water supplied based on rates paid to Caesar's Head Company, Inc. by other customers.

ALSO, as a part of the above described property, the grantor conveys unto the grantee a right-of-way over property of Caesar's Head Company, Inc. for the purposes of keeping all trees, undergrowth and other obstructions clear from the fifty (50) foot strips and circles herein conveyed and above described.

ALSO, as a part of the above described property, the grantor agrees to give any necessary easement or right-of-way to the applicable utility company for the construction of power lines to connect with the property acquired by the grantee from the grantor herein, and the grantor further agrees to grant unto the grantee the right to connect to any water system of Caesar's Head Company, Inc., subject to the payment by the grantee of reasonable fees based on the rates paid to Caesar's Head Company, Inc. by its other customers.

ALSO, (subject to the conditions hereinafter set forth), the grantor conveys unto the grantee a right-of-way for purposes of ingress and egress only to the property conveyed herein over the Cliff Ridge Road and Round Mountain Road, both of said roads being shown on the aforementioned plat, with the Cliff Ridge Road thereafter connecting with the Geer Highway (U.S. Highway No. 276). Exclusive of that part of said roads shown on the aforementioned plat as immediately contiguous to the property conveyed to the grantee herein, Caesar's Head Company, Inc. reserves the right to relocate and substitute portions of said above mentioned road or roads, provided that such relocations or substitutions shall be comparable in all respects to the previously existing road or roads, particularly with reference, but not limited to, terrain; the then condition of the road to be replaced as to construction, width and finish; and the distance of the same from the property of the grantee to the Geer Highway (U.S. Highway No. 276) and its entrance thereto to be approximately the same.

ALSO, as part of the consideration herefor, the grantee agrees that the property hereinabove conveyed shall be used by it, its successors and assigns, only for the following uses and purposes, to-wit: (1) for the establishment, operation and maintenance of radio, television, electronic or communication establishments; and (2) for residential purposes, these two to be construed as restrictions.

SUBJECT, however, to the rights of the public in and to those portions of the Cliff Ridge Road and the Round Mountain Road, or any other road, which now is, or may hereinafter be, opened and lying within the boundaries of the property hereinabove conveyed to the grantee.

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