

to the free and uninterrupted use of said water and sewer lines. Furthermore, J. E. Serrine Company agrees to maintain said water and sewer lines at its own costs and expense. Finally, J. E. Serrine Company agrees that those certain hold harmless agreements, executed in connection with said water and sewer easements referred to hereinabove, shall survive the closing of the acquisition of the "Premises" by J. E. Serrine Company, on March 30, 1983, and shall remain in full force and effect, unaffected by said acquisition.

4. The Lease/Agreement and all Amendments, agreements, modifications, and clarifications thereto, contain provisions relating to the lease of "Premises" to J. E. Serrine Company, and other agreements and understandings relating to the development of "Premises" and the remainder of the Patewood properties. The Lease/Agreement and all Amendments, agreements, modifications, and clarifications thereto, address issues such as restrictive covenants, purchase provisions, development rights, access, easements, indemnity and hold harmless agreements, and utilities. The exercise of Lessee's right to purchase the "Premises" as outlined in the Lease/Agreement and all Amendments, agreements, modifications, and clarifications thereto, in no way diminishes, eliminates, alters, or otherwise changes any of the provisions contained in the Lease/Agreement and all Amendments, agreements, modifications, and clarifications thereto. The purchase of the "Premises" eliminates only those provisions of the Lease/Agreement which relate to the leasing, but not the acquisition of, the "Premises" by J. E. Serrine Company. All other terms and conditions remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement on the day and year first above written.

In the Presence of:

Laurence Blatter  
J. E. Serrine Company  
As to Purchaser

J. E. SIRRINE COMPANY

BY: [Signature]

Purchaser

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