

of said sign. The sign may only be used to advertise a business conducted on the property this date conveyed by Grantor to Grantee. This easement for a sign shall survive the dedication of the road referred to herein."

IT IS FURTHER AGREED that the Grantee is granted a perpetual easement for the construction, use and maintenance of a permanent-type sign for the purposes of advertising, on property of the Grantor within the following boundary.

BEGINNING at a point 58 feet from the Pelham Road center line on the western right-of-way line of Beacon Drive, then running 15 feet in a southerly direction along the Beacon Drive right-of-way, then 10 feet in a westerly direction along a line perpendicular to the Beacon Drive right-of-way, then 20 feet in a northerly direction along a line parallel to the Beacon Drive right-of-way, then 5 feet in an easterly direction to the Beacon Drive right-of-way.

It shall be the responsibility of the Grantee to maintain any sign that it may erect at its cost and to obtain any necessary approval of any applicable governmental authority for the erection of said sign. The sign may only be used to advertise a business conducted on the property conveyed by Grantor to Grantee on or about June 29, 1979. This easement for a sign shall survive the dedication of the road referred to in the Right-of-Way Agreement between the parties dated June 29, 1979.

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereof.

IN WITNESS WHEREOF, the hand and seal of the Grantor and Grantee have hereunto been set this 16th day of August, 1983.

WITNESSES:

John D. Wood
Caren A. Heil

Carol Medley
Robert Ford

CENTRAL REALTY CORPORATION

By: W. R. [Signature]

SHONEY'S SOUTH, INC.

By: James H. [Signature]

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