

The Grantor reserves to itself, its successors and assigns, the following rights in and over said right of way:

1. The right to construct, maintain and repair a private drive and parking lot.
2. The free and full right of ingress and egress over and across said right of way for itself, its successors and assigns, invitees and customers.
3. The right to park vehicles.
4. The right to construct, maintain and repair median strips in the private drive.
5. The right to develop and maintain planting areas, including decorative lighting and sprinkler systems.
6. The right to plant decorative trees, shrubs, flowers and grass, except, however, no large scale trees shall be permitted, and, further, no trees of any type shall be planted within ten (10') feet of any sanitary sewer line.

Whenever in the exercise of its rights hereunder Grantee shall construct, maintain or repair or cause the construction, maintenance or repair on, over, under or across any part of the easement granted hereunder, then upon the completion of any such construction, maintenance or repair, Grantee shall cause the property within the easement to be restored to the same physical condition as existed at the time of commencement of any such construction, maintenance or repair, including, without limitation, repaving of any disturbed paved surfaces, replacing curbs and gutters within the easement and removal of all trash and debris from the easement. Grantee shall not be responsible for replacing trees, shrubs and flowers nor replanting grass, nor replacing pavers. However, Grantee shall use due diligence in protecting from destruction any trees, shrubs or pavers.

The following right is also granted: to allow any other person or company to attach wires or lay cable or conduit within the right of way for communications or electric power transmission or distribution.