

2.) Young hereby grants to Spinks, his heirs and assigns forever, a permanent easement for ingress and egress, as an easement appurtenant to Parcel A, over and across that portion of Parcel B which abuts the common line with Parcel A, with said easement to extend from Roper Mountain Road along said common line for a depth of 175.0 feet with a uniform width of fifteen (15) feet.

3.) The easements herein granted by the parties to each other are for the non-exclusive use of the parties to this Agreement, their successors and assigns, tenants, invitees, licensees, employees, customers and guests. Such usage shall extend to and encompass all driveways, curb cuts, approaches, abutting alleys, adjoining streets, roads and highways (whether public or private) now constructed or as they may hereafter exist upon the easement areas described more fully above.

4.) Spinks shall retain the right to use the easement areas lying within Parcel "A" and Young shall retain the right to use the easement areas lying with Parcel "B"; provided, however, that neither party shall commit or permit any obstruction of the easement areas which shall unreasonably interfere with or restrict the full and complete use and enjoyment of the rights granted herein by either party or person(s) claiming under either party hereto.

5.) The parties agree to attempt to arrange for placement of a curb cut encompassing both easement areas and further agree that all easement areas, including driveways, curb cuts, and ways of ingress and egress now or hereafter existing within the easement areas, shall at all times be maintained in good condition and repair. Spinks shall be responsible for all costs of

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