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ADDITIONAL PROVISIONS

The following provisions are applicable to this Master Deed:

A. In the event Unit No. 8 (as it now exists or as it may be expanded) and/or Unit No. 9, in the event it is constructed, are used for restaurant purposes or any other purpose which would cause an increase in insurance because of such use, then, in such event, the increase in the cost of insurance shall be borne by Unit 8 (as it now exists or as expanded) and/or Unit 9 as the case may be.

B. The Area For Future Expansion is owned by Declarant and shall be subject to a permanent easement for ingress and egress for pedestrian use from the property under this Master Deed to South Main Street, subject, however, to the right of Declarant, its successors and assigns, to expand Unit No. 8 and/or construct Unit No. 9.

Any such expansion or construction shall be accomplished in a manner to keep at all times a reasonable easement for ingress and egress to South Main Street.

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