

DIC and DP-17 now wish to set forth the manner in which the Remaining Land and the Leased Land will be used and maintained.

AGREEMENT:

1. Grant of Easements.

1.1 DIC hereby grants and conveys to DP-17, its successors and assigns, a perpetual and non-exclusive right and easement for vehicular and pedestrian passage, travel and traffic, such parking as may be necessary for the building presently constructed on the Leased Land to comply with all applicable zoning and related laws, ordinances, rules and regulations, and the operation, maintenance, repair and replacement of utility facilities (including, without limitation, electricity, gas, telephone, water, sewerage and storm water drainage) over, upon and across (a) those certain areas of the Remaining Land shown and designated as "Easements A, B, C and D" on the Leased Plat; (b) the areas currently utilized by utility facilities serving the Leased Land<sup>\*</sup>; and (c) those areas of the Remaining Land later designated for such purposes with such location to be reasonably satisfactory to DP-17 and DIC (collectively, the "DP-17 Easement Areas"). The DP-17 Easement Areas shall be used for ingress to and egress from the Leased Land and every part thereof. The aforesaid easements

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\*and shown on the Overall Plat

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