

southern right-of-way of University Ridge; thence running along the southern right-of-way of University Ridge N 85-57-28 W 6.0 feet to the point of beginning.

Said easement is personal and exclusive to LDS and shall automatically be extinguished upon the removal of said pole sign or upon conveyance by LDS of its fee simple title to Parcel A, whichever shall occur first.

6) Each party shall retain the right to use the easement areas lying within the parcel owned by such party; 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.

7) The parties 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. Each party shall be responsible for all costs of upkeep, maintenance of the easement areas lying within the parcel owned by such party, except that LDS shall be responsible for all costs of upkeep and maintenance of the easement area described in Paragraph 2 above.

8) This Easement Agreement shall be binding upon the parties hereto, their heirs, successors and assigns. Except where indicated to the contrary above, the aforesaid easements shall be for the mutual benefit of Parcels "A" and "B", and the owners thereof, their heirs, successors and assigns, and shall run with the property.

