

3. Easements.

(a) Lessor reserves a nonexclusive easement for ingress/egress at all times in, over and across (1) that portion of the Premises lying along the western boundary of the Premises and extending into the Premises for a constant width of fifteen (15) feet from Buncombe Road to the rear of the Premises, and (2) that portion of the Premises lying along the northern boundary of the Premises and extending into the Premises for a constant depth of thirty (30) feet, which easement shall be for the nonexclusive use of Lessor, its successors, assigns, tenants, invitees, licensees, employees, customers and guests.

(b) Lessor grants to Lessee nonexclusive easement for ingress/egress at all times in, over, and across that portion of the adjoining premises of Lessor lying along the western boundary of the Premises and extending therefrom into Lessor's adjoining premises for a constant width of fifteen (15) feet from Buncombe Road to the rear of the Premises, which easement shall be for the nonexclusive use of Lessee and Lessee's successors, assigns, tenants, invitees, licensees, employees, customers and guests.

(c) Lessor shall further grant to Lessee an additional easement for ingress/egress in, over and across Lessor's adjoining property from the Premises to U. S. Highway 29 with said easement to be thirty (30) feet in width. Lessor shall have the sole and exclusive right to determine the location of said easement and, when so determined, said easement shall be for the nonexclusive use of Lessee, its successors, assigns, tenants, invitees, licensees, employees, customers and guests.