

2) Spinks hereby grants unto LDS, its successors and assigns forever, a permanent non-exclusive easement for ingress and egress, and installation and maintenance of electrical and water service for the benefit of Parcel A, in, over and across that portion of Parcel B described as follows:

Beginning at a point on the southern right-of-way of University Ridge located 238.7 feet from the southwestern intersection of University Ridge and Church Street and running thence S 04-02-32 W 146.28 feet to a point on joint line of Parcels A and B; thence along the joint line of Parcels A and B, N 85-57-28 W 24.0 feet to a point; thence running N 04-02-32 E 146.28 feet to a point on the southern right-of-way of University Ridge; thence running along the southern right-of-way of University Ridge S 85-57-28 E 24.0 feet to a point, being the point of beginning.

3) Spinks hereby grants unto LDS its successors and assigns forever, a permanent non-exclusive easement for ingress and egress in, over and across that portion of Parcel B described as follows:

Beginning at a point on the western right-of-way of Church Street, said point lying N 20-26-48 W 10.0 feet from an iron pin at the joint line of Parcel A and that portion of Parcel B lying to the north thereof and running thence from said point S 75-3 W 29.0 feet to a point on the joint line of Parcel A and that portion of Parcel B lying to the north thereof; thence running along said joint line N 85-57-28 E to a point, which point on said joint line; thence running N 4-03 E to a point; thence running N 75-30 E 63.8 feet to an iron pin on the western right-of-way of Church Street; thence running along the western right-of-way of Church Street S 20-26-48 W 40.0 feet to the point of beginning.

4) The easements granted hereinabove for ingress and egress are for the benefit of the parties to this Agreement, their heirs, successors and assigns, tenants, invitees, licensees, employees, customers and guests.

5) Spinks grants unto LDS an easement for ingress and egress to and for erection and maintenance of a lighted electrical pole sign upon the following described portion of Parcel B:

Beginning at a point on the southern right-of-way of University Ridge located 238.7 feet from the southwestern intersection of University Ridge and Church Street and running thence S 04-02-32 W 6.0 feet to a point; thence running S 85-57-28 E 6.0 feet to a point; thence running N 04-02-32 E 6.0 feet to a point on the