

WHEREAS, the parties agreed to establish a reciprocal and mutual ingress and egress area of 30 feet in width and 65 feet in depth of which the north 15 feet of the Purchaser's land is to be used and the south 15 feet of the Seller's land is to be used in establishing the said easement as more fully detailed and described by metes and bounds as shown on Exhibit B attached hereto and made part hereof; and

WHEREAS, the parties are desirous of setting forth on such other lands of the Seller such prohibitions, restrictions and agreements as referred to in the paragraphs of the agreement aforesaid for all times in the future as hereinafter provided for; and

WHEREAS, the parties had agreed that the aforementioned restrictions were to be in recordable form and to be placed of record against the Seller's other property by the Title Company at the time of the delivery of the deed to the Purchaser.

NOW, THEREFORE, in consideration of the completion of the settlement for the purchase of the aforementioned premises by the Purchaser, and other good and valuable consideration, the acceptance of which the Seller hereby acknowledges, the said Seller agrees as follows:

1. The Seller agrees to adhere as covenants running with the land to the provisions contained in Article 9(ii)(b) and Articles 19 and 26 hereinabove set forth, namely:

(a) That any building hereafter erected on the Seller's other lands hereinabove described are to be subject on the lot adjoining the subject premises only to a side line set back of 15 feet and a front yard set back corresponding to the front yard set back established by the Purchaser on the land acquired this day.

(Continued on next page)