

5.) 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. Moorland shall be responsible for all costs of upkeep, maintenance and repair of the easement areas lying within Parcel "A". Church's shall be responsible for all costs of upkeep, maintenance and repair of the easement areas lying within Parcel "B".

6.) Each party hereby grants to the other the right, subject to its written consent, to erect a permanent identification, price or promotional sign(s) within the easement areas lying on the premises owned by the other; provided, however, that such sign(s) shall not unreasonably obstruct, restrict or interfere with the full and complete use and enjoyment of the rights granted herein by either party or person(s) claiming under either party hereto.

7.) Church's shall have the right to erect a pole sign on the following described portion of Parcel "A":

Beginning at a point on the southern side of LeGrand Boulevard 150 feet from the southwestern intersection of LeGrand Boulevard and Pleasantburg Drive and running thence along the southern side of LeGrand Boulevard S. 63-31 E. 4 feet to a point; thence running S. 26-04 W. 20 feet to a point; thence running N. 63-31 W. 4 feet to a point; thence running N. 26-04 E. 20 feet to a point, being the point of Beginning.

Church's shall have an easement for ingress, egress, and maintenance of said pole sign over the above-described property, but such easement shall be personal and exclusive to Church's and shall automatically be extinguished upon the removal of said pole sign or upon conveyance by Church's of Parcel "B", whichever shall occur first.

8.) This Agreement shall be binding upon the parties hereto, their successors and assigns. 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.