

sixty (60) days next after the mailing or hand-delivery of the billing by the Manager.

e. A reasonable fee may be included by the Manager for its services in the Maintenance for an improvement as part of the costs and expenses comprising the same, subject to consent of the owner of the improvement.

f. Upon conveyance of any parcel of real property referred to in this instrument by the owner thereof, said owner shall be released and discharged from any liability or obligation to maintain any easement or improvement thereon referred to in this instrument on its part to be performed after the date of that conveyance or to pay any share of Maintenance first becoming due and payable after that date; but no such conveyance shall release said owner from any obligation or liability to maintain, or to pay any share of Maintenance, or to construct any improvement or thing, which was to be done under this instrument prior to the date of that conveyance, unless such release is executed and delivered in writing by all the parties to this instrument and any institutional mortgagees consenting hereto.

g. Any easement granted under paragraphs 7, 9 and/or 10 of this instrument is also subject to the conditions that in the event any institutional mortgagee (or its nominee) of all or any parcels "D", "E", or "F" becomes an owner or a mortgagee-in-possession of any and all such parcel or parcels, it shall be entitled to terminate and/or reject any such grant of easement together with any and all obligations, if any, on the part of that parcel owner to make any contribution to Maintenance therefor, upon the condition that it exercise such termination and/or rejection by written notice to that effect sent to the owner of the parcel on which said easement is located by registered or certified mail within 120 days next following the date title is so conveyed or the date of such entry into possession of said parcel,

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