

1. The Lessor agrees that the entire area shown as 3.71 acres upon the attached plat lying to the east and northeast of said Unit 1 shall be reserved by the Lessor for parking and ingress and egress for the benefit of the Lessee, his customers, employees and suppliers and for the benefit of the public and any other present or future occupants of any business situate upon the area shown upon the attached plat. No buildings may be constructed upon this area; however, nothing herein shall prevent the Lessor from conveying fee simple title to a strip within this area to the County or other governmental entity for purposes of a public roadway or street, except that no roadway may be nearer than 50 feet from the front of Unit # 1.

Lessor further agrees that, as soon as reasonably possible, it will pave with asphalt an area extending across the front of Unit 1 up to the edge of the roadway and shall likewise pave with asphalt a roadway extending through the dedicated area from in front of Unit 1 to Parkins Mill Road. Lessor agrees to maintain this paved area in good repair and further agrees to maintain all unpaved areas within the 3.71 acre tract in reasonable condition for parking of vehicles including the putting down of gravel if necessary.

In the event that the Lessee should exercise the purchase option contained in Paragraph 9 of this agreement, the Lessor agrees that the provisions of this paragraph shall continue thereafter as an obligation of the Lessor and, if requested by the Lessee, the Lessor shall execute such additional documents at that time as might be necessary to effect this purpose.

(Continued on Next Page)