

10. All provisions contained herein shall be severable and invalidation of one shall not invalidate the other terms and conditions herein.

11. The undersigned shall have the right to include in any contract, deed or lease hereinafter made covering property owned by them, any additional rights, restrictions, conditions or covenants which are not inconsistent with and which do not lower the standards of the rights, restrictions, conditions and covenants set forth herein.

12. Each grantee of property in Panels B and C shall receive a deed, the back line of which will be the center line of the bank to the rear of the property as shown on the plat to the center line of the bank immediately in front of and between the parking areas as designated on said panels. Said grantees shall have the right to control the parking area immediately adjacent to the front line of their property in the respective panels while the center parking spaces in said panels shall be for the joint use of all property owners in said panels. It is understood that the parking areas and alleys shown on said plat shall constitute a perpetual easement over the property of the respective grantees. The said grantees shall be responsible for contributing to the upkeep of the said alleys and parking areas in the same proportion as their ownership bears to the total area in said alleys and parking areas. A majority of the grantees in panels B and C shall appoint a committee of not less than three (3) members, who shall determine the necessity of and be responsible to see to the maintenance and repair of said alleys and parking areas. Said committee shall have the right to enforce this assessment by application to the courts with the offending party paying all costs, in addition to any attorney's fee which might be charged.

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