

Agreement which provides that such rights shall inure to the benefit of any successors in ownership of the Property; and

WHEREAS, in consideration of the receipt of such rights by Buehler, Buehler has agreed to extend similar rights affecting the Property to Star Enterprises;

NOW, THEREFORE, in consideration of the promises and the mutual covenants herein contained, it is agreed as follows:

1) That Star Enterprises, its successors and assigns, shall have a non-exclusive right and easement to utilize all of the parking spaces presently constructed and in existence on the Property, said parking spaces consisting of approximately 110 spaces on the ground level and approximately 120 spaces on the upper level of the parking building.

2) That said parking areas on the Property are or may be paved and lighted and may be used as customer parking areas for customers, agents and patrons of Star Enterprises, or its successors and assigns in ownership of the aforesaid Parcels C, D and F, on a 24-hour basis.

3) That Star Enterprises will have and maintain a non-exclusive easement for ingress and egress to the above-described parking areas within the Property along any and all driveways and roadways constructed across the Property for purposes of access to said parking areas.

4) That Buehler shall have sole responsibility for paving, maintaining, repairing, lighting, cleaning, and insuring the parking areas on the Property, but that Star Enterprises shall continue to have and maintain all responsibilities it previously had as owner of the Property for paving, maintaining, repairing, and insuring the parking areas on the aforesaid Parcels C, D and F, and Buehler shall have no responsibilities for such matters

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