

(d) In the development of Parcel I, the parking to the South and West of the Building Areas thereon shall be constructed prior to that constructed in the rear thereof.

5. Easements

(a) The Parties hereby give, grant and convey each to the other and to such of their respective successors and assigns who hereafter own all or any part of the Subject Property a mutual reciprocal and non-exclusive easement, right and privilege of use, both pedestrian and automotive, for the purpose of ingress, egress, passage and parking in, to, upon and over any and all portions of the Service Facilities, which Service Facilities are hereby reserved for such use for the entire term of this Agreement; provided, however, that this sentence shall not be construed to prohibit any owner from constructing a building on any portion of the Building Areas even though such area may theretofore not have been built upon. Any owner of all or any part of the Subject Property may grant the benefit of such easement, right and privilege to the tenants of such owner now or hereafter occupying a building, a portion of a building, or buildings in the Subject Property for the duration of such tenancy and to the customers, employees and business invitees of said owners and tenants, but the same is not intended nor shall it be construed as creating any rights in or for the benefit of the general public.

(b) The Parties hereby give, grant and convey to each other and to their respective successors and assigns of portions of the Subject Property, an easement for the term of this Agreement in, to, over and across their respective parcels to install, operate, maintain, repair and remove any pylon signs shown on Exhibit "A" and such other signs as may be agreed upon by the Parties.