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(B) easements to suppliers of utilities for utility services, provided that the utility services of the Out Parcel shall not be tied into utility lines servicing the balance of the Premises unless the utility service in question is not available adjacent to the Out Parcel from a public utility company or agency. In which event the owner or lessee of the Out Parcel may tie into the utility lines servicing the balance of the Premises for purposes of providing utility services to the Out Parcel, provided that the owner or lessee of the Out Parcel shall pay its pro rata share of the cost of use of such utility services as well as all costs in connection with the tying in of the utility lines serving the balance of the Premises. The location on, in, or over the balance of the Premises of utility lines serving the Out Parcel shall be subject to the ^{written} approval of the holder of the Fee Mortgage, the / which approval is not to be unreasonably withheld or unduly delayed.

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