

2. The free and full right of ingress and egress over and across said right of way for itself, its successors and assigns, invitees and customers.

3. The right to park vehicles.

4. The right to construct, maintain and repair median strips in the private drive.

5. The right to develop and maintain planting areas, including decorative lighting and sprinkler systems.

6. The right to plant decorative trees, shrubs, flowers and grass, except, however, no large scale trees shall be permitted, and, further, no trees of any type shall be planted within ten (10') feet of any sanitary sewer line.

Whenever in the exercise of its rights hereunder Grantee shall construct, maintain or repair or cause the construction, maintenance or repair on, over, under or across any part of the easement granted hereunder, then upon the completion of any such construction, maintenance or repair, Grantee shall cause the property within the easement to be restored to the same physical condition as existed at the time of commencement of any such construction, maintenance or repair, including, without limitation, repaving of any disturbed paved surfaces, replacing curbs and gutters within the easement and removal of all trash and debris from the easement. Grantee shall not be responsible for replacing trees, shrubs and flowers nor replanting grass, nor replacing pavers. However, Grantee shall use due diligence in protecting from destruction any trees, shrubs or pavers.

To have and to hold said right of way and easement unto said Grantee, its successors and assignees, so long as a pipeline is maintained upon said land, and the undersigned hereby binds itself, its successors and assignees, to warrant and forever defend all and singular said premises unto the Grantee, its successors and assignees, against the claims of all persons whomsoever.

It is understood and acknowledged by the undersigned that the person securing this grant is without authority to make any agreement with regard to the subject matter hereof which is not