

Prepared by and return to:
Darryl W. Johnston, Esq./Alum
Johnston and Sasser, P.A.
140 S. Main Street
Brooksville, Florida 34601

MUTUAL EASEMENT AND FUTURE LAND PROVISIONS COVENANTS

This Easement and Future Land Provisions Agreement is made this 25th day of January, 2016 ("Effective Date") between Bomhoff Law Firm, LLC, a Florida limited liability company, as "Grantor", and M & R Holdings, LLC, a Florida limited liability company and its successors, lessees, licensees, transferees, permittees, apportionees, and assigns, as "Grantee" and hereby grants certain rights and privileges to accommodate present and future development that are intended to run over, across, through, within and forever with the following described lands in Hernando County, Florida to wit:

Tract 42, Block A, POTTERFIELD'S GARDEN ACRES, according to the map or plat thereof as recorded in Plat Book 5, Pages 20, 21 and 22, Public Records of Hernando County, Florida.

Including the following land, already owned by each party separately to wit:

M & R Land Holdings, LLC, a Florida limited liability company as to Tract 41, Block A, POTTERFIELD'S GARDEN ACRES, according to the map or plat thereof as recorded in Plat Book 5, Pages 20, 21 and 22, Public Records of Hernando County, Florida.

AND

Bomhoff Law Firm, LLC, a Florida limited liability company as to Tract 43, Block A, POTTERFIELD'S GARDEN ACRES, according to the map or plat thereof as recorded in Plat Book 5, Pages 20, 21 and 22, Public Records of Hernando County, Florida.

1. Variance Authorization V-96-35 under Hernando County Ordinance Number 72-3 as recorded in O.R. Book 1082, Page 1774, Public Records of Hernando County, Florida applies to Tract 42.
2. Upon development of Tract 42, Grantee, at grantee's expense, shall provide storm water storage for Tract 43 at a capacity equal to the current requirement, plus additional capacity as necessary for an expansion of up to 2560 square feet of Grantors office building located on same tract.
3. Grantee, at grantee's expense, upon development of Tract 42, agrees to either (a) construct an additional 15 asphalt parking spaces on Tract 43 with Grantor's representation they have land available to make such parking improvements, or (b) Grantee at Grantee's option will grant utilization of 15 parking spaces on Grantees adjoining land. Grantee may provide a combination of either parking space options above totaling 15.
4. Grantee shall grant a non-exclusive ingress and egress easement of the existing access point to SR50 to Tract 43. Grantee, at grantee's expense, may make improvements to the existing ingress and egress, including relocation on Tract 41 or Tract 42. Grantee shall grant Grantor continuous ingress and egress to Tract 43 from SR50 over and across Tract 41 or Tract 42. Grantor's access from SR50 shall continue to be from the Southern end of the property, with no buildings or improvements constructed that would impede direct access. During any development, Grantor shall have continuous access from SR 50 to its Tract 43 at all times.
5. Grantee shall not propose development plans or erect structures that would physically require the removal, alteration or sight line blockage of Grantor's current signage on Tract 43.
6. Grantee agrees that while Tract 42 is undeveloped, Grantor may, at its option and with no liability of Grantee, utilize the tract for ingress and egress and may maintain the tract for aesthetic purposes.

Signed in our presence:
a Florida limited liability company

[Signature]
Witness JOHN SKYRONE
(Printed Name of Witness)

[Signature]
Witness Kristie M. Sears
(Printed Name of Witness)

Bomhoff Law Firm, LLC,

By: [Signature]
Philip Bomhoff, Jr., Manager
13343 Cortez Blvd., Brooksville, FL 34613

State of Florida
County of Hernando

Sworn to and subscribed before me this 25th day of January, 2016 by Philip Bomhoff, Jr., Manager of Bomhoff Law Firm, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification.



[Signature]
Notary Public
Printed Name: _____
My commission expires: 11

Signed in our presence:

Kim Hook

Witness

Kim Hook
(Printed Name of Witness)

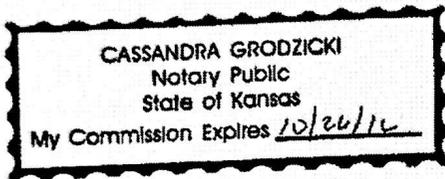
Kelley Shore

Witness

Kelley Shore
(Printed Name of Witness)

State of Kansas
County of Johnson

Sworn to and subscribed before me this 22 day of January, 2016 by Charles Rick Matthews, Manager of M&R Holdings, LLC, a Florida limited liability company, who is personally known to me or who produced drivers license as identification.



M&R Holdings, LLC,
a Florida limited liability company

By: Charles Rick Matthews

Charles Rick Matthews, Manager
15164 CORTEZ BLVD., BROOKSVILLE, FL 34613

Cassandra Grodzicki

Notary Public

Printed Name: Cassandra Grodzicki

My commission expires: 10/26/16

Signed in our presence:

Kim Hook

Witness

Kim Hook
(Printed Name of Witness)

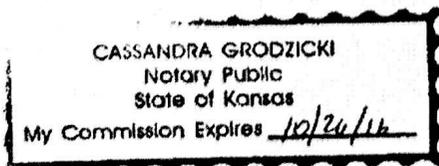
Kelley Shore

Witness

Kelley Shore
(Printed Name of Witness)

State of Kansas
County of Johnson

Sworn to and subscribed before me this 22 day of January, 2016 by Joseph M. McKenny, Manager of M&R Holdings, LLC, a Florida limited liability company, who is personally known to me or who produced drivers license as identification.



M&R Holdings, LLC,
a Florida limited liability company

By: Joseph M. McKenny

Joseph M. McKenny, Manager
6300 Glenwood St., Ste 200, Overland Park, KS 66202

Cassandra Grodzicki

Notary Public

Printed Name: Cassandra Grodzicki

My commission expires: 10/26/16