

Additional Terms:

Section 20 continued.

1. Seller shall provide Buyer with any survey, title reports and environmental reports in Seller's possession within 10 days of the effective date.
2. Upon development of lot 42, Buyer shall provide storm water storage for lot 43 at a capacity equal to the current requirement plus additional capacity necessary for an expansion of up to 2560 square feet of Seller's office building located on same lot.
3. Buyer, upon development of lot 42 agrees to either a) construct an additional 15 asphalt parking spaces on lot 43, Seller represents they have land available to make such parking improvements, or b) Buyer at Buyers option will grant utilization of 15 parking spaces on Buyer's adjoining land. Buyer may provide a combination of either parking space options above totaling 15.
4. Buyer shall grant at closing a nonexclusive ingress and egress easement of the existing access point to SR50 to lot 43. Buyer may make improvements to the existing egress, including relocation on lots 41 or 42. Buyer shall grant Seller continuous ingress and egress to lot 43 from SR50 either from lot 41 or lot 42. Seller's access from SR50 shall continue to be from the Southern end of the property with no buildings constructed that would impede direct access. During any development Seller shall have continuous access from SR 50 to its lot 43.
5. Buyer shall not propose development plans that would physically require the removal or alteration of Sellers current signage on lot 43.
6. While lot 42 is undeveloped Seller may, at its option and with no liability of Buyer, utilize the lot for ingress and egress and may maintain the lot for aesthetic purposes.
7. All of section 20 (except for item 1) shall be recorded with the county at closing and run with the land.