

portion of the above described land of the Lessor, being the portion thereof shown within red lines on the attached plat, together with certain rights and easements during the continuance of this lease, as follows: (1) the right and easement to maintain, repair, replace and operate the existing gas mains, lines and facilities of the Lessee as the same are now located and installed upon the property of the Lessor adjoining the land hereby leased to the Lessee and to enter upon the premises adjacent to said mains, lines and facilities for the purpose of inspecting the same and making necessary repairs, replacements and alterations thereon, (2) the right of access to the land hereby leased over and across the property of the Lessor adjoining the same on the easterly side thereof, provided that the Lessee shall use for such purposes the existing walks, roadways and driveways in so far as practicable and shall not unnecessarily interfere with the operations of the Lessor upon its said property, (3) the right to use, in common with the Lessor, the existing water and drainage lines of the Lessor extending from the land hereby leased and across the adjoining property of the Lessor; all being subject, however, to the exceptions and reservations hereinafter set out.

SECOND: There is expressly excepted from this lease and the Lessor reserves to itself, its successors and assigns, (1) the electric transmission, distribution, and service lines and facilities (including meters and transformers) of the Lessor located upon the leased premises, (2) a right of way and easement to maintain, repair, replace and operate said electric lines and facilities as now located and installed upon the leased premises, with the right at all times to enter upon the leased premises for the purpose of inspecting said lines and facilities and making necessary repairs, replacements and alterations thereon and with the right to keep said lines and facilities clear of all trees, structures and obstructions, other than structures now existing, that may in any way endanger or interfere with the proper maintenance and operation of said lines and facilities, and (3) the water, drainage and sewer pipes and lines located upon the leased premises,