

As a part of the consideration for this conveyance, the grantee agrees that prior to completion of the development of that portion of the above described land lying south of and adjoining the two tracts (2.352 and 3.155 acres) retained by the grantors, but in no event later than six years after the date hereof, the grantee will:

- (a) construct a paved road on that strip of land containing 0.944 acres which lies between the two tracts (2.352 and 3.155 acres) retained by the grantors; or
- (b) dedicate said 0.994 acre strip of land to the county or other appropriate governmental body for use as a public road,

and will connect said paved road or dedicated right of way to the road system developed, or to be developed by the grantee and extending throughout the remainder of the property herein conveyed by the grantors to the grantee.

The grantors agree to employ an architectural firm to develop the 2.352 and 3.155 acre tracts retained by the grantors as shown on the above referred to plat for commercial purposes, and further agree that such development plan will generally conform to the overall plan of the grantee for the development of the property hereinabove conveyed to the grantee. The grantors agree that the commercial development plan will be submitted to the grantee for its approval, and the grantee agrees that approval shall not be unreasonably refused. In the event the grantee refuses to approve the plan, a second architectural firm, agreed upon mutually between the parties, shall be employed at the joint expense of both parties to arbitrate and settle any disagreement.

The grantors also hereby grant to the grantee, its successors and assigns, the right and privilege to continue to back water from the existing lake at its existing level over and upon contiguous property of either of the grantors, and the grantors

do hereby assign unto the grantee, its successors and assigns, any flowage easements which the grantors may now have and which gives the grantors the right to flood or back water from the existing lakes upon any other property.