

## PARKING EASEMENT ADDENDUM

1. Good Morning Turner, LLC (GMT) acquired ownership of 22 Turner Street, 30 Turner Street, and the parking lot at Morning Street.
2. GMT transferred 30 Turner Street to Turner Gardens LLC (TG) and the parking lot at Morning Street and a portion in the rear of 22 Turner to North East Morning, LLC (NEM).
3. GMT retains ownership of 22 Turner (less the rear portion conveyed to NEM).

### **Easements relevant to 22 Turner:**

1. TG (30 Turner) has easements for:
  - a. parking compact vehicles in Spaces #3 and #4;
  - b. use of 10-foot wide driveway off Morning for pedestrian vehicular ingress and egress; and
  - c. pedestrian walkway between 22 and 30 Turner from Turner St. to parking area.
2. 22 Turner has easements for:
  - a. parking compact vehicles in Spaces #1 and #2;
  - b. use of 10-foot wide driveway off Morning for pedestrian vehicular ingress and egress; and
  - c. pedestrian walkway between 22 and 30 Turner from Turner St. to parking area.
3. NEM (Morning Street) has easements for:
  - a. easements over pedestrian walkway between 22 and 30 Turner for temporary construction purposes (e.g., temporary construction access, staging, laydown) AND for installation, use, repair, and maintenance of landscaping, drainage, and utilities.

In addition, GMT, NEM and GT are all parties to a recorded Road Maintenance Agreement for post-construction maintenance and repair of the driveway and parking area, including snowplowing and ice removal, shall be split forty percent (40%) by the owners of 22 Turner Street, forty percent (40%) by the owners of 130 Morning Street, and twenty percent (20%) by the owners of 30 Turner Street (Front and Rear).

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(initials)