

9. Optionee hereby acknowledges that following closing of the sale after exercise of the Option by Optionee, Optionee shall incur additional costs in extending sanitary sewer, power, gas, telephone, cablevision and water lines from the edge of Optionee's property to Optionee's facilities.

10. Optionee hereby acknowledges that drainage easements may be required for Lot 1, Stoney Point and Optionee hereby agrees to take Optionee's Lot subject to such easements.

11. Optionee hereby acknowledges that Lot 1, Stoney Point, may be included in a future benefit district for the improvement of Wakarusa Drive, south from Clinton Parkway which may include traffic control required by the City of Lawrence and Optionee hereby agrees to participate in said benefit district following closing of the sale after exercise of the Option by Optionee. Any costs associated with the benefit district required to be paid prior to closing of the sale after exercise of the option shall be borne by Optionors, and any proportionate share of any such costs payable after exercise of the option shall be borne by Optionee.

12. Optionee and Optionors hereby acknowledge that if the City of Lawrence requires a greater distance than 150 feet south of the south edge of Clinton Parkway right-of-way on Wakarusa Drive for a curb cut to access the subject property, Optionors shall sell to Optionee an additional parcel, not to exceed fifty (50) additional front feet on Wakarusa Drive and not to exceed four tenths (.4) of an acre in total, for an additional consideration of Six and no/100 Dollars (\$6.00) per square foot so taken. Said acreage shall be a rectangular parcel running the entire east-west dimension of the subject property. Any requests for additional acreage shall be made in writing to Optionors on or before September 15, 1995.

13. Optionee hereby acknowledges that Optionee is purchasing a portion of a platted lot and that any and all expenses that may accrue to the subject property following the closing of the sale after exercise of the Option shall be borne by Optionee.