

14. Optionee hereby acknowledges that Optionors may cause to be formed an Owner's Association for Lot 1, Stoney Point which shall include the subject property. Optionee agrees that Optionee shall, upon exercise of the option, join such owner's association and shall pay all reasonable dues, costs and special assessments therein assessed, and to enter into and be bound by the terms of all reasonable and customary documents presented to the land owners by Optionors or by the owners of fifty-one percent (51 %) of the properties, computed either by land area or number.

15. It is understood and agreed between the parties that in an effort to jointly maintain and ensure consistency with the style and design of the Alvamar area, Optionee agrees to obtain Optionors' approval on all final site development plans, architectural renderings and signage for all improvements constructed on the subject property, which approval shall not be unreasonably withheld by Optionors and shall be given by Optionors within fourteen (14) days of Optionee's submittal of same to Optionors. Building construction and property use shall be consistent with and comparable with the construction in the overall Alvamar area. All buildings shall have at least twenty-five percent (25 %) masonry fronts; shall have roofs of wood shake, tile or metal and shall be approved by Optionors, which approval shall not be unreasonably withheld. These provisions shall be set forth in Optionor's Deed to Optionee and shall remain in effect for twenty (20) years from the closing date. Notwithstanding the above, Optionee shall be able to build its standard style store.

16. Optionee hereby acknowledges that following closing of the sale after exercise of the Option, removal of any trees, under growth or other debris from the clearing of the site shall be the sole responsibility of Optionee. Said material may not be deposited on any property not owned by Optionee.

17. Optionee hereby agrees that following closing of the sale after exercise of the