

IN WITNESS WHEREOF, the parties have executed this Agreement for Cross Ingress/Egress Easement and Restrictive Covenants as of the date set forth below.

Signed, sealed and delivered
in the presence of:

CUMBERLAND FARMS, INC.,
a Delaware corporation

Deborah Gonzalez
Print: Deborah Gonzalez

Maureen Dickson
Print: Maureen Dickson

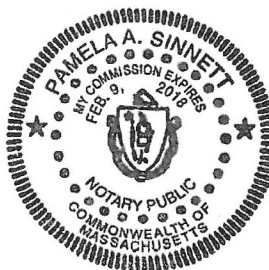
By: Dino M. DeThomas
Print: Dino M. DeThomas
Title: SVP and Chief Real Estate Officer

Commonwealth
STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 21st day of February, 2014 by Dino M. DeThomas, the SVP of Cumberland Farms, Inc., a Delaware corporation, on behalf of the corporation. He/She is (☒) personally known to me or (☐) has produced _____ as identification.

My Commission Expires: 2/9/18

Pamela A. Sinnett
Print: Pamela A. Sinnett
Notary Public



IN WITNESS WHEREOF, the parties have executed this Agreement for Cross Ingress/Egress Easement and Restrictive Covenants as of the date set forth below.

Signed, sealed and delivered
in the presence of:

27 OSLO VERO BEACH NNN, LLC,
a Florida Limited Liability company

James C. Rowe
Print: JAMES C. ROWE

By: [Signature]
Print: William Lloyd
Title: Managing Member

Marcia L. Simmons
Print: MARCIA L. SIMMONS

STATE OF FLORIDA
COUNTY OF POWELLAS

The foregoing instrument was acknowledged before me this 21st day of FEBRUARY, 2014 by WILLIAM P. LLOYD, the MANAGING MEMBER of 27 OSLO VERO BEACH NNN, LLC, a Florida limited liability company, on behalf of the company. He/She is (X) personally known to me or () has produced _____ as identification.

My Commission Expires: MAY 2, 2014



Marcia L. Simmons
Print: MARCIA L. SIMMONS
Notary Public

EXHIBITS

- Exhibit A - Rutz Property
- Exhibit B - Cumberland Farms Property
- Exhibit C - 27 Oslo Property
- Exhibit D - Rutz Remaining Lands
- Exhibit E - Common Easement Area
- Exhibit F - Platted Easement Area
- Exhibit G - Cumberland/27 Oslo common stormwater line

EXHIBIT A

RUTZ PROPERTY

THE WEST 10.245 ACRES OF TRACT 13, SECTION 23, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS AND EXCEPTING THE RIGHT-OF-WAY FOR STATE ROAD #606 (OSLO ROAD) AND STATE ROAD #607 (27TH AVENUE) AND ALSO LESS AND EXCEPT THE SOUTH 200 FEET THEREOF PREVIOUSLY CONVEYED, AND, LESS AND EXCEPT PROPERTY AS DESCRIBED IN THE CORRECTED STIPULATED ORDER OF TAKING FILED IN CASE NO. 312009CA010762XXXXXX, AS RECORDED IN OFFICIAL RECORDS BOOK 2389, PAGE 494, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EXHIBIT B

CUMBERLAND FARMS PROPERTY

Lot 1 of Rutz 27th Avenue SW Retail Center consisting of 1.48+/- acres, in Plat Book 26, Page 98, Public Records of Indian River County, Florida.

EXHIBIT C

27 OSLO VERO BEACH NNN, LLC PROPERTY

Lot 2 of Rutz 27th Avenue SW Retail Center consisting of 1.59+/- acres, in Plat Book 26, Page 98, Public Records of Indian River County, Florida.

EXHIBIT D

RUTZ REMAINING LANDS

Tract B, Phase Two, of Rutz 27th Avenue SW Retail Center consisting of 4.03+/- acres, in Plat Book 26, Page 98, Public Records of Indian River County, Florida.

Common Easement Area
Page 1 of 2

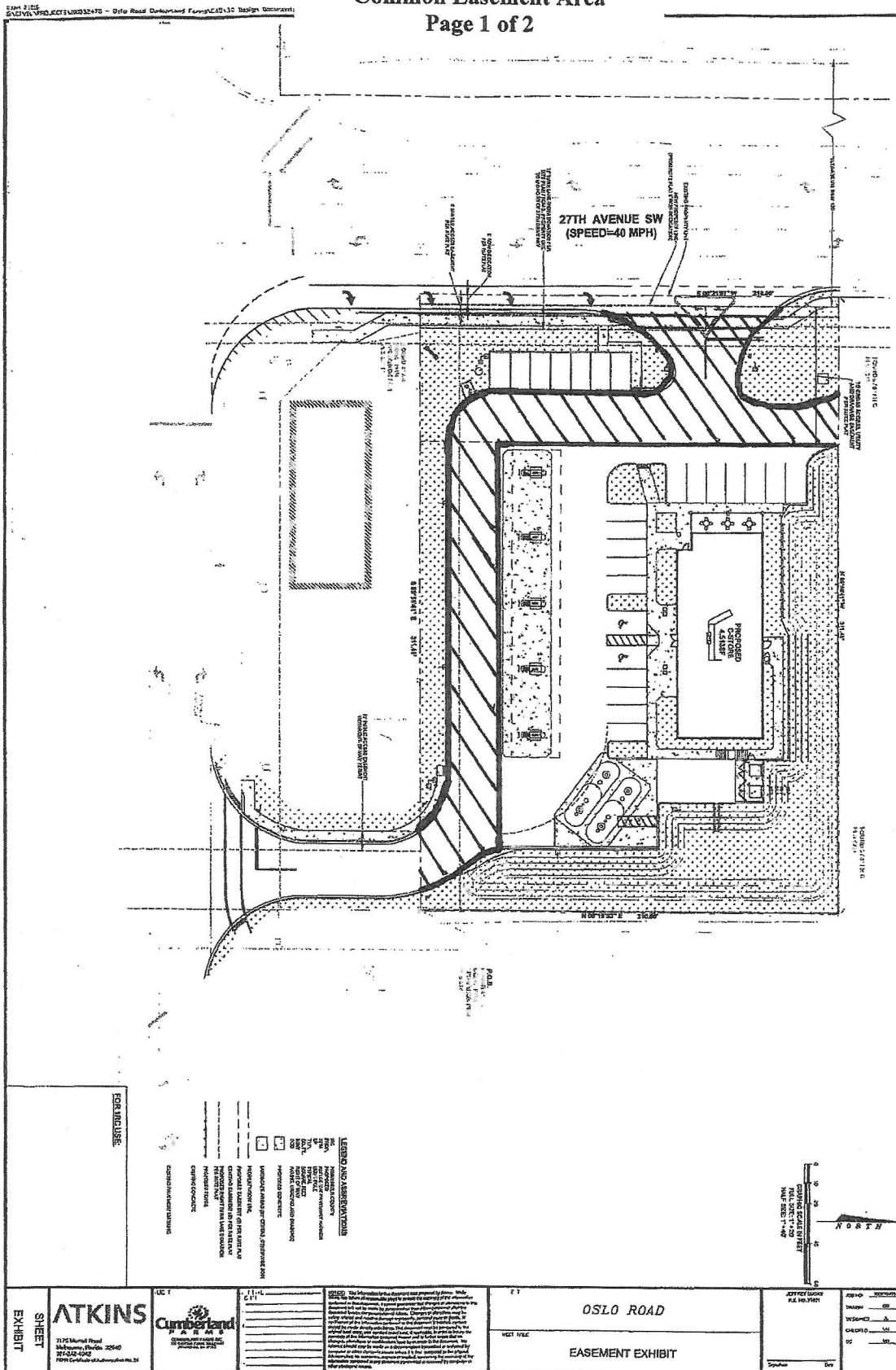
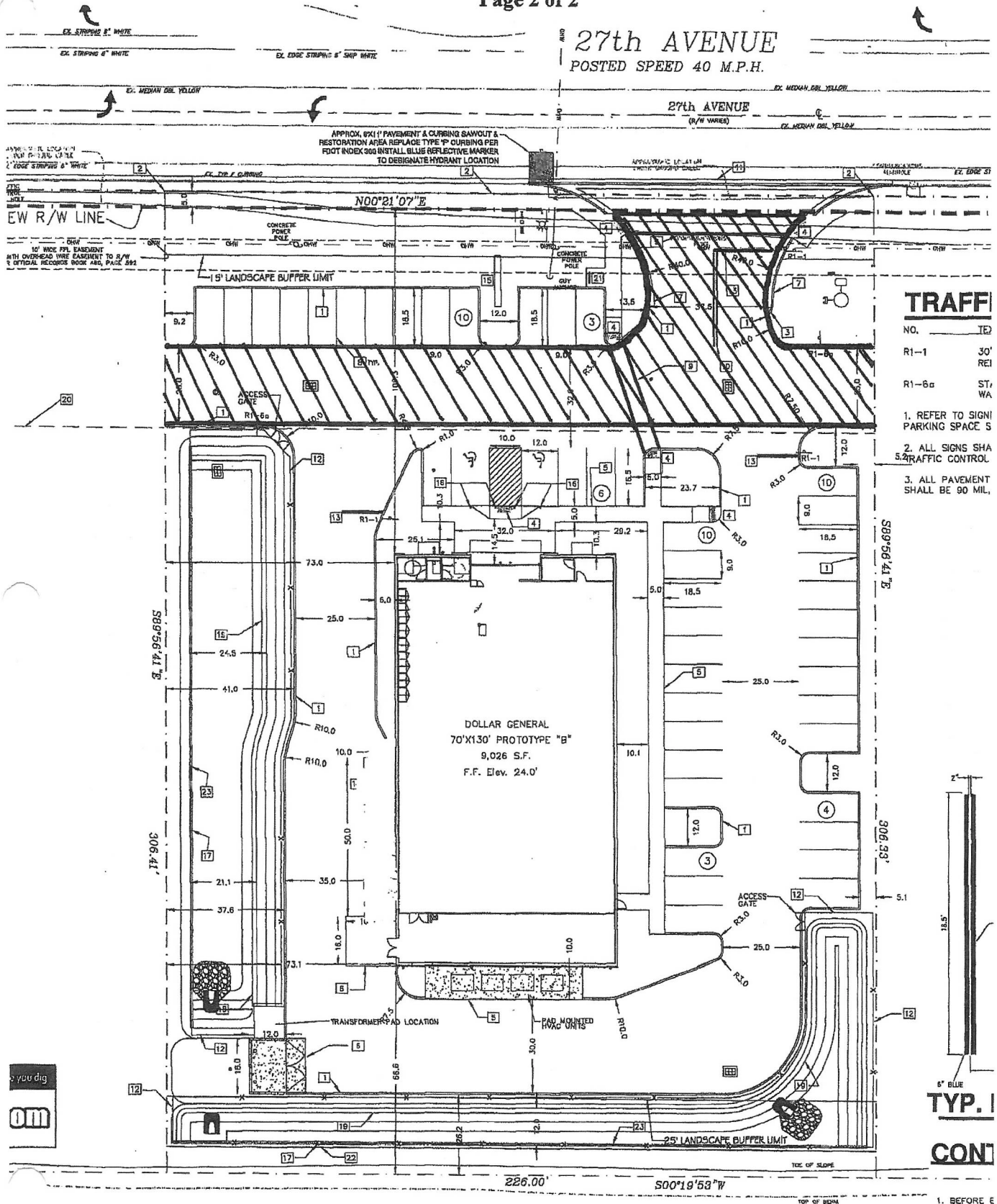


EXHIBIT E

Common Easement Area

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TRAFFIC

NO. 1E2

R1-1 30'

REI

R1-6a ST/

WA

1. REFER TO SIGNI

PARKING SPACE 5

2. ALL SIGNS SHA

5.2 TRAFFIC CONTROL

3. ALL PAVEMENT

SHALL BE 90 MIL.

EXHIBIT F

Platted Easement Area

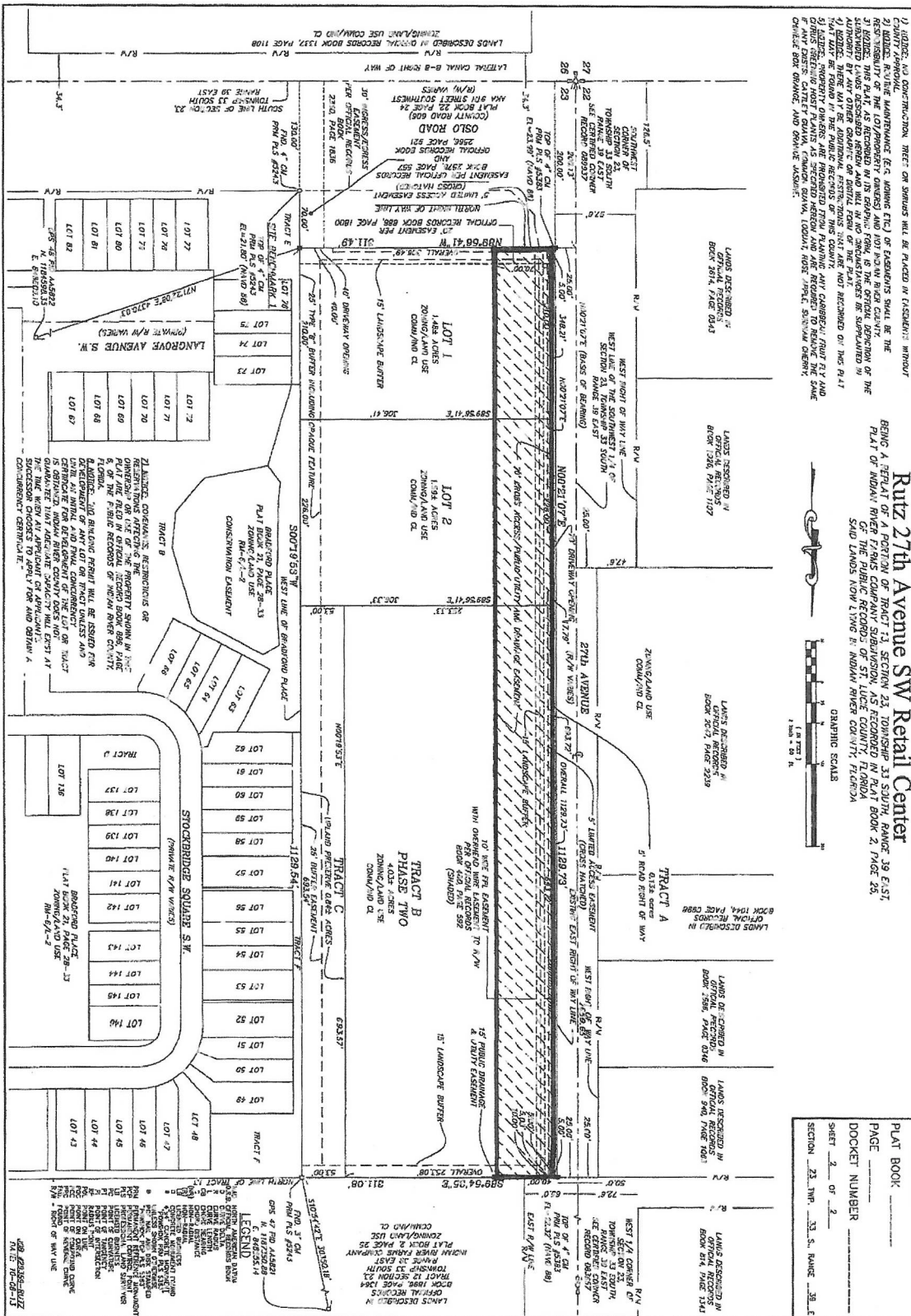


Exhibit "G"

Common Stormwater Drainage Line

