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EASEMENT AGREEMENT

THIS AGREEMENT made this 14th day of February, 1989,
by and between

WEST ESSEX HIGHLANDS, INC., a New Jersey Corporation having offices at 1640 Vauxhall Road, Union, New Jersey; hereinafter referred to as "Party of the First Part",

and

WEST ESSEX HIGHLAND, INC., a New Jersey corporation having offices at 1640 Vauxhall Road, Union, New Jersey (hereinafter referred to as Party of the Second Part).

W I T N E S S E T H:

WHEREAS, the Party of the First Part is the owner of the property known and designated as Lots 3 and 5, Block 178 on the 1989 Tax Map of the Township of West Orange; and

WHEREAS, the Party of the Second Part is the owner of property known and designated as Lot 32 in Block 179 on the 1989 Tax Map of the Township of West Orange; and

WHEREAS, the two properties are adjacent to each other;

WHEREAS, the Party of the First Part wishes to develop its property into a condominium known as West Essex Highlands, a condominium consisting of 300 units, recreation facilities and a detention/retention facility;

WHEREAS, the Party of the Second Part proposes to develop its property in the future; and

WHEREAS, this Agreement shall set forth the respective easements granted by the parties to each other in order to assist each party with the development of its respective property.

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration, the parties mutually covenant and agree as follows:

1. The Party of the First Part hereby grants to the Party of the Second Part, its successors, and assigns, the

PREPARED BY:

Anna L. Hackman, ESQ.
ANNA L. HACKMAN, ESQ.

Block 178, Lot 3 and 5

Block 179, Lot 32

Township of West Orange

BRACH, EICHLER, ROSENBERG, SILVER, BERNSTEIN, HAMMER & GLADSTONE
A PROFESSIONAL CORPORATION

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perpetual right to connect into and use, in conjunction with others, without any restrictions and conditions, except as may be agreed upon by the parties, their respective successor and assigns, all the roadways, public or private, which are located on the property of the Party of the First Part.

2. The Party of the First Part further grants to the Party of the Second Part, its successors and assigns, the perpetual unrestricted right to use in conjunction with others, Oval Road.

3. The Party of the First Part further grants to the Party of the Second Part its successors and assigns, the perpetual right to connect into and use, in conjunction with others, without any restrictions and conditions, except as may be agreed upon by the respective parties, its successor and assigns, all of the utility systems, including, but not limited to, electric, gas, water, storm drainage, sanitary sewerage, retention/detention basin(s) located on the property of the Party of the First Part. This foregoing right shall be subject to governmental ordinances, regulations and statutes and/or utility companies' rules and regulations.

4. The Party of the Second Part hereby grants to the Party of the First Part, its successors and assigns, the perpetual right to install, construct, repair, maintain, reconstruct, operate and use without any restrictions or conditions, except as may be agreed upon by the parties herein, across the property of the Party of the Second Part, one or more utility easements, each no wider than 25' for sanitary sewerage, storm drainage and water. The location of such easements shall be mutually agreed upon by the parties herein.

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IN WITNESS WHEREOF, the parties have executed this agreement as of the date above stated.

ATTEST:

WEST ESSEX HIGHLANDS, INC.,
a New Jersey Corporation

Sam M. Gershin
SAM M. GERSHWIN, Secretary

By: Leonard A. Wilf
LEONARD A. WILF, President

ATTEST:

WEST ESSEX HIGHLANDS, INC.,
a New Jersey Corporation

Sam M. Gershin
SAM M. GERSHWIN, Secretary

By: Leonard A. Wilf
LEONARD A. WILF, President

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BRACH, EICHLER, ROSENBERG, SILVER, BERNSTEIN, HAMMER & GLADSTONE
A PROFESSIONAL CORPORATION

I CERTIFY ON THIS *14th* DAY OF *February*, 1989, SAM M. GERSHWIN, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) This person is the Secretary of West Essex Highlands, Inc., the corporation named in the attached Agreement;

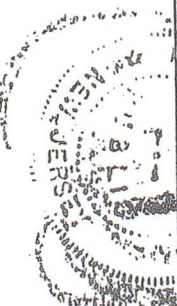
(b) This person is the attesting witness of the signing of this Deed by the corporate officer who is LEONARD A. WILF, the President of the Corporation;

(c) This Agreement was signed and delivered by the Corporation as its voluntary act, duly authorized by a proper resolution of its Board of Directors;

(d) This person knows the proper seal of the corporation which was affixed to this Agreement;

(e) This person signed this proof to attest to the truth of these facts.

SIGNED AND SWORN TO ME
ON THIS *15th* DAY OF
Feb., 1989.



Patricia March

PATRICIA MARCH
A Notary Public of New Jersey
My Commission Expires April 4, 1989

Sam M. Gershwin

BRACH, EICHLER, ROSENBERG, SILVER, BEENSTEIN, HANMER & GLADSTONE
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