

Town and of the State of New Hampshire expressly protecting public health standards.

- i. The three potential house site areas are identified in Appendix "B".
- ii. Each of the areas withdrawn shall be for the primary purpose of constructing one single family residence and appurtenant structures, including utilities, driveways, septic systems, and water well.
- iii. The acreage of each of the areas withdrawn shall not exceed the minimum acreage required by the Town of Sandwich Subdivision Regulations and Zoning Ordinance in effect at the date of exercise of the right to withdraw.
- iv. All structures shall be set back in compliance with said Regulations and Ordinance, but in no event less than seventy-five feet from the southerly side of the Route 113A right-of-way.
- v. Thirty days prior to exercise of this reserved right, the Grantor shall provide written notice to the Grantee of the proposed exercise along with the specific details thereof, including a survey plan prepared by a licensed surveyor showing the boundaries of said area. Grantee shall approve or disapprove in writing the proposed exercise within thirty days of the Grantee's receipt of said notice and shall not unreasonably withhold approval. Grantee's failure to so approve or disapprove within said thirty day period shall constitute an approval of the proposed exercise.
- vi. A septic system and water well for each area withdrawn may be constructed on the Property only to the extent that it is demonstrated that such septic system and/or water well or components thereof cannot be sited on the area withdrawn.

These provisions are an exception to 2.C. above.

B. The Grantor reserves the right to maintain, repair, and replace the existing sixteen foot by twenty-four foot shed. The Grantor also reserves the right for a one time increase of the current footprint of the shed by fifty percent. This provision is an exception to 2.C. above.

C. The Grantor reserves the right to repair, maintain, and reconstruct the two existing ponds on the Property according to commonly accepted practices. Dredging and weed control are allowed to the extent that it is permitted by State and Federal laws. Sand may be added to maintain, but not enlarge, the existing beaches. This provision is an exception to 2.C. above.

D. The Grantor must notify the Grantee in writing at least thirty (30) days before any exercise of the aforesaid reserved rights.

E. The Grantor reserves the right to locate a private burial plot on the Property. Said plot shall not exceed 400 square feet and shall be located in