

RIGHT-OF-WAY AGREEMENT

THIS IS AN AGREEMENT BETWEEN **ALDRICH SWEET LLC**, having an office on US Route 9, Town of Warrensburg, (Mailing address: P.O. Box 340, Warrensburg, NY 12885), hereinafter referred to as Aldrich,

JARED SLOAN AND KRISTEN SLOAN, residing at 3066A at Lord Stirling Place, West Point, NY 10996, hereinafter referred to as Sloan, and

KEVIN KINNARNEY, residing at Oven Mountain Road, in the Town of Johnsbury, (Mailing address: P.O. 35, Johnsbury, NY 12843), hereinafter referred to as Kinnarney.

RECITALS

1. Sloan is the owner of certain premises in the Town of Johnsbury, Warren County, New York, bounded on the south by Stafford Hill Road, sometimes referred to as Stafford Hill Road, which premises are further described in a deed from Mill River Lumber Ltd. to Jared Sloan and Kristen Sloan by Deed dated June 13, 2005, deed recorded in the Warren County Clerk's Office in Book 1451 of Deeds at Page 136. ✓
2. Kinnarney is the owner of premises in the Town of Johnsbury, Warren County, New York, bounded on the north by the approximate centerline of Stafford Hill Road. The lands of Kinnarney are described in a deed from Mary C. Markiewicz, and Mary Wendling, as Trustees of the Mary C. Markiewicz Living Trust to Kevin Kinnarney, Deed dated May 25, 2001, recorded in the Warren County Clerk's Office in Book 1216 of Deeds at Page 251. ✓
3. Lands of Aldrich-Sweet, LLC are more fully described in a deed from John R. Sweet and Glenna Aldrich to Aldrich-Sweet, LLC by Deed dated August 22, 2006 recorded in the Warren County Clerk's Office in Book 3026 of Real Property Documents at Page 297. ✓
4. Access to the southerly bounds of lands of Sloan, the northerly bounds of lands of Kinnarney and the entire holdings of Aldrich-Sweet, LLC is from the South Johnsbury Road to lands of Aldrich-Sweet LLC along the centerline of Stafford Hill Road, to wit: along the north bounds of lands of Kinnarney and along the south bounds of the lands of Sloan.

AGREEMENT

BY THE EXECUTION of this agreement, Sloan and Kinnarney grant to Sloan, Kinnarney, and Aldrich-Sweet, LLC a non-exclusive easement and right-of-way, 50 feet in width, for vehicular and pedestrian traffic, from the South Johnsbury Road, to lands of Aldrich-Sweet along the current (2007) centerline of Stafford Hill Road, for the benefit of lands of Kinnarney, Sloan, and Aldrich-Sweet, LLC, and the heirs, successors and/or assigns to any of the parties to this agreement.