

KNOW ALL MEN BY THESE PRESENTS

That we, FRANCIS J. TALBOT and HELEN D. TALBOT, of Portland, in the County of Cumberland, and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other valuable considerations,

paid by THE CODMAN COMPANY, INC. and EDWARD W. BRICE, JR., as General Partners of CODMAN-PORTLAND, LIMITED, a Maine limited partnership, with place of business at 240 Danforth Street, in said Portland, receipt of which is hereby acknowledged, do hereby GIVE and GRANT to said THE CODMAN COMPANY, INC., and EDWARD W. BRICE, JR., as General Partners of CODMAN-PORTLAND, LIMITED, their successors and assigns forever, a perpetual right and easement to construct, maintain and repair an underground sewer line across and beneath the southwesterly corner of property of the Grantors, situated on the northerly side of Summer Street in Portland, County of Cumberland, and State of Maine, being the premises situated at 51-53 Summer Street.

Such easement shall not exceed 11 feet ( ) feet in width and shall extend in a southeasterly direction from a point on the boundary line separating the land of Grantors from the adjacent land to the west of the Grantees, approximately three (3) feet northerly of the northerly side of Summer Street, to a point on the northerly side of Summer Street approximately ten (10) feet easterly of said southwesterly corner of the Grantors.

The Grantees, their successors and assigns, shall have the right to enter upon the land of the Grantors with men, materials, and equipment, from time to time, for the purpose of constructing, maintaining, and repairing said sewer line, and for performing the necessary excavations; PROVIDED, HOWEVER, that following each such entry, the surface of the said premises shall be restored to substantially the condition prevailing just prior to such entry.

The easement herein granted for maintenance and repair of said sewer line shall run with the land and shall inure to the benefit and use of the Grantees, their successors and assigns, as owners of the adjacent land to the west of said land of the Grantors.

TO HAVE AND TO HOLD to the said THE CODMAN COMPANY, INC. and EDWARD W. BRICE, JR., as General Partners of CODMAN-PORTLAND, LIMITED, their successors and assigns forever.

IN WITNESS WHEREOF, the said FRANCIS J. TALBOT and Helen