

On 3-8-91, 1991, for the consideration of system betterment, Grantor grants to Grantee a permanent underground easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

Ultimate Investment Company, a Michigan Partnership, 31302 Stephenson Hwy., Madison Heights, Michigan 48071

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
Michigan Bell Telephone Company, a Michigan corporation, 444 Michigan Avenue, Detroit, Michigan 48226

"Grantor's Land" is in the City of Madison Heights, Oakland County, Michigan described as:

Part of E 1/2 of SW 1/4, T1N., R11E., Sec. 2, beg at pt dist N 89° 35'00" W 832.90 ft and N 00° 06'00" E 1120.00 ft from S 1/4 cor, th N 00° 06'00" E 200.00 ft, th S 89° 35'00" E 507.70 ft, th S 00° 56'00" W 200.00 ft, th N 89° 35'00" W 506.89 ft to beginning. 2.33 acres. Sidwell No: 25-02-378-001 *RD*

The "Right of Way Area" is a part of Grantor's Land described as:

The southerly six (6) feet of the above described property.

- Purpose** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain underground utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
- Access** Grantee has the right of access to and from the Right of Way Area.
- Buildings or other Permanent Structures** No buildings or other permanent structures shall be placed in the Right of Way Area without Grantee's prior written consent.
- Excavation** As required by Public Act 53 of 1974, MISS DIG must be called on 1-800-482-7171 before anyone excavates in the Right of Way Area.
- Trees, Bushes, Branches, Roots, Structures and Fences** Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots in the Right of Way Area (or that could grow into the Right of Way Area) and remove structures and fences in the Right of Way Area that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities. No trees, plant life, structures and fences shall be planted, grown or installed within 8 feet of the front door and within 2 feet of the other sides of transformers and switching cabinet enclosures. Grantee shall not be responsible to Grantor for damages to or removal of trees, plant life, structures and fences placed in front of transformer doors.
- Restoration** If Grantee's employees, contractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee shall restore Grantor's Land as nearly as can be to its original condition.
- Successors** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

#82 REG/DEEDS PAID
1991 MAY 30 91 10:30AM
6617 MISC 9.00

Witnesses:

Grantor:

Ultimate Investment Company
a Michigan Partnership

DEED 1

*90%
20% part*

John C Greenlee
JOHN C GREENLEE
C. George Williams
C. George Williams

Donald W. Osborn
Donald W. Osborn, General Partner

O.K. — LM

Prepared by (and Return to):

C. George Williams, Detroit Edison Representative, 30400 Telegraph Rd., Ste. 272, Birmingham, MI 48010-2000

#82 REG/DEEDS PAID
1991 MAY 30 91 10:30AM

APPROVED AS TO FORM *3/25/91* DATE
LEGAL DEPARTMENT *[Signature]*

RECORDED RIGHT OF WAY NO.

41-774