

PERPETUAL GRANT OF EASEMENT

THIS INDENTURE, made as of this 3rd day of December, 2008, between the Veterans of Foreign Wars, Post No.4536, with an address of 4401 Dixie Highway N.E., Palm Bay Florida, 32905 (Grantor), and Ozzie's Crab House, with an address of 4391 Dixie Highway N.E., Palm Bay Florida, 32905 (Grantee) (Parties).

WITNESSETH

1. THAT the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged by the GRANTOR, grants to the GRANTEE, its successors and assigns, the right, privilege and perpetual easement to use and operate all parking spaces on the Property (legal description attached as Exhibit A) owned by the Grantor and which is adjacent to the property of the Grantee.
2. The Parties agree that the Grantee shall maintain and pay all garbage collection fees for the Dumpster required for the two businesses, and that the Dumpster shall be shared for use by the Parties. The Grantee shall also be responsible for maintaining all required screening and landscaping for the Dumpster area.
3. The Parties further agree that the Grantee is responsible for clearing and maintaining the common property line of the Parties and that the Grantee shall have the right to construct additional parking spaces up to the Property line of the Grantor.
4. This conditional grant of easement may be released upon the mutual agreement of the Parties..

IN WITNESS WHEREOF, the GRANTOR has set its hand and seal the day and year first above written.

Veterans of Foreign Wars, Grantor: BY:

(Print Name) ANDY LICHTEWSEN

Executive Board Member

BY:

(Print Name) RON PERCE

Executive Board Member

BY:

(Print Name) ROBT KRAMER

Executive Board Member

BY:

(Print Name) EDDIE L. BUTTS

Executive Board Member

Signed, sealed and delivered in the presence of:

Witness to Grantor

(Print Name) DAVID J. WILLIAMS

Witness to Grantor

(Print Name): _____

STATE OF FLORIDA)
COUNTY OF BREVARD)

I HEREBY CERTIFY that on this day before me, an officer duly
qualified to take acknowledgements, personally appeared
Art Lohle, to me known to be the person
described in and who executed the foregoing Perpetual Grant of
Easement and acknowledged before me that he executed the same, and
who presented as identification the following:

JOSS WALTER KINCAID and he did not take an oath.

Witness my hand and official seal in the County and State last aforesaid
this 5 day of December, 2008.

(SEAL)



DAVID J. WILLIAMS
MY COMMISSION # DD 618924
EXPIRES: April 1, 2011
Bonded Thru Budget Notary Services

David J. Williams
Notary Public

DAVID J. WILLIAMS
Print Name

EXHIBIT "A"

VFW Post 4536

LEGAL DESCRIPTION:

ORB 1673, Page 782

That part of Lot 10 of Hopson's Subdivision, Section 24, Township 28 South, Range 37 East, as described in Deed Book 254, Page 551, Public Records of Brevard County, Florida, to wit: The land being and lying between the Old County Road and U.S. Highway No. 1, as now located and bounded on the North by the Pospisal property and running South to a point where the two road meet.