



Lot 12 aforesaid.

2. Second Party shall immediately, on receipt of such deed, convey to First Party its entire 40 ft. lot plus the 10 ft. strip added thereto to make a 50 ft. road, back to First Party by deed which recite that the said 50 ft. strip is for highway purposes only, and shall at all times be open to Second Party and its successors in interest, to its invitees and to the public as a highway and may be used and conveyed only for highway purposes.

3. First Party agrees that forthwith following receipt of such deed he will cause the said parcel to be improved as a road to be placed on grade and drained and otherwise made and kept passable by automobiles and shall be left free and open to the public for use as a highway. Further he will make such improvements and additions to the said area as will meet the Town of <sup>NORMAN GRAVEL</sup> Chenango, Broome County, New York, specifications and conditions precedent to its accepting said parcel for road purposes and shall diligently endeavor to cause the said Town to accept said lands as a highway.