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GRANTOR/GRANTEE: Elva T. GILLIAM

GRANTOR/GRANTEE: Terry KING

GRANTOR/GRANTEE: James S. CRUMPLER, JR. and Brenda K. Crumpler,
husband and wife and James Robert CRUMPLER

PREPARED BY: Jones & Jones, P.C., 1600 South Church Street, Smithfield,
Virginia 23430

TAX MAP REFERENCE NOS: 21-001-025, 21-001-025D, and 21-001-025E

THIS ROAD MAINTENANCE AGREEMENT, made and entered into this
17 day of May, 2006 by and between Elva T. GILLIAM, Grantor and Grantee, party
of the first part, and Terry KING, Grantor and Grantee, party of the second part, and
James S. CRUMPLER, JR., and Brenda K. CRUMPLER, husband and wife, and James
Robert CRUMPLER, Grantor and Grantor, parties of the third part.

WHEREAS, the above listed parties are the current owners of property served by
an easement of right of way along a private road, located in the Hardy Magisterial
District of Isle of Wight County, Virginia, which provides access to these parcels,
extending from State Route 709 in a westerly direction as shown on the plat of survey
made by Emin B. Holley, Jr., certified land surveyor, dated April 7, 2006 and recorded in
the Office of the Clerk of the Circuit Court of Isle of Wight County, Virginia in Plat
Cabinet 2, Slide 154, Page 15; and

WHEREAS, Elva T. Gilliam is the owner of the property identified as Isle of
Wight County Tax Map Parcel No. 21-001-025; being a portion of the property conveyed
to her by Will of Edith V. Jones Turner, and recorded in Will Book 34, Page 187 in the
Clerk's Office aforesaid; and

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WHEREAS, Terry King is the owner of the property identified as Isle of Wight County Tax Map Parcel No. 21-001-025D; being the property conveyed to him by Deed from Elva T. Gilliam, et ux., dated December 31, 1986 and recorded in Deed Book 326, Page 77 in the Clerk's Office aforesaid; and

WHEREAS, James S. Crumpler, Jr. and Brenda K. Crumpler, husband and wife and James Robert Crumpler are the owners of the property identified as Isle of Wight County Tax Map Parcel No. 21-001-025E; being the property conveyed to them by Deed from James S. Crumpler, Sr. et ux., dated July 8, 1998, and recorded as Instrument No. 980003537 in the Clerk's Office aforesaid;

WHEREAS, the parties desire to enter into an agreement in order to provide for the maintenance, repair and upkeep of the aforesaid private road.

NOW, THEREFORE, in consideration of the premises and mutual covenants provided herein, the parties agree as follows:

- 1) To maintain this road in its present good condition and to share equally in any expense to repair and/or maintain the road up to the point where the private road reaches the driveways to their respective properties, provided such expense is agreed to by unanimous vote of the current owners of the aforesaid properties.
- 2) The covenants set forth in this Road Maintenance Agreement shall run with the land described above and owned by the parties hereto and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto.