

LICENSE AGREEMENT

Drawn by and mail to: William I. Rankin, II, Attorney, Law Firm Carolinas, 3000 Highwoods Blvd., Ste. 135, Raleigh, NC 27604

NORTH CAROLINA
GUILFORD COUNTY

This License Agreement is made this 3 day of August, 2021 by and between Lake Jeanette Association, Inc., a North Carolina non-profit corporation ("Licensor") and The Point at Lake Jeanette Association, Inc., a North Carolina non-profit corporation ("Licensee").

WITNESSETH THAT:

WHEREAS, Licensor has agreed to license to Licensee all of Licensor's rights and obligations under certain Master Declarations of Covenants, Conditions and Restrictions for Lake Jeanette Development recorded in Book 4558, Page 2125, Guilford County Registry, for the purpose of maintenance, upkeep and beautification of flower beds at Licensee's right of way entrances shown as "Master Common Areas" on plats recorded in Plat Book 116, Page 99 and Plat Book 125, Page 28, Guilford County Registry;

WHEREAS, Licensor desires to a license to Licensee all rights it has within the easement area to plant flowers, maintain flower beds and upkeep beautification of said flower beds;

WHEREAS, Licensor grants and assigns to Licensee all of Licensor's rights and obligations under certain said Master Declarations of Covenants, Conditions and Restrictions in such limited scope for the sole purpose of maintenance, upkeep and beautification of said flower beds at the entrances of Licensee's neighborhoods shown as "Master Common Areas" on plats recorded in Plat Book 116, Page 99 and Plat Book 125, Page 28, Guilford County Registry;

WHEREAS, all of the rights and obligations Licensor hereby agrees to license to Licensee under certain said Master Declarations of Covenants, Conditions and Restrictions are revocable by Licensor at any time at Licensor's sole discretion.

NOW, THEREFORE, Licensor hereby licenses to Licensee all of Licensor's rights and obligations under certain said Master Declarations of Covenants, Conditions and Restrictions for the sole purpose of maintenance, upkeep and beautification of flower beds located at Licensee's right of way entrances shown as "Master Common Areas" on plats recorded in Plat Book 116, Page 99 and Plat Book 125, Page 28, Guilford County Registry.

IN WITNESS WHEREOF, the undersigned has caused this LICENSE AGREEMENT to be duly executed under seal as of the day and year first above written.

LAKE JEANETTE ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: [Signature]
Its: President

Guilford County, North Carolina

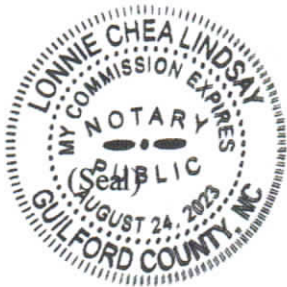
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dixon Robert Johnston
[Name of person signing]

Today's Date: 08/03/, 2021

[Signature]
[Notary's signature as name appears on seal]

Lonnie Chea Lindsay
[Notary's printed name as name appears on seal]

My commission expires: August 24, ~~2021~~ ²⁰²³
LL



[SIGNATURES CONTINUE ON NEXT PAGE]

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: Debby L. Reynolds
Its: President

Guilford County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Debby L. Reynolds
[Name of person signing]

Today's Date: July 30, 2021

[Signature]
[Notary's signature as name appears on seal]

Mark D Cummings
[Notary's printed name as name appears on seal]

My commission expires: May 24, 2026

(Seal)

