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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACCESS EASEMENT

This easement is made this 1 day of July, 1992, by and between Henry C. Driessen, Jr., a/k/a Henry Driessen, a/k/a Henry Driessen, Jr. (hereinafter referred to as "Grantor") and The Town of Hilton Head Island, South Carolina, (hereinafter referred to as "Grantee").

For and in consideration of the sum of Ten and no/100ths ($10.00) Dollars actual consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, and convey to Grantee a perpetual, non exclusive easement and right-of-way for ingress and egress on, over, under and across that certain tract or parcel of land containing 0.50 acres, more or less, as described in the attached Exhibit "A". This grant of easement has been executed so that Grantee shall possess a reasonable and convenient means of access for ingress and egress to that certain parcel or tract of land owned by Grantee containing 11.27 acres, more or less, which is more particularly described in the attached Exhibit "B" (hereinafter the "Benefited Property").

Grantor further grants to Grantee to the right to erect appropriate signs identifying the municipal beach access/beach park within the non exclusive easement and right-of-way for ingress and egress on, over, under and across that certain tract or parcel of land containing 0.50 acres, more or less, as described in the attached Exhibit "A".

The Grant of Easement is for the use and benefit of Grantee, its successors and assigns, and the employees, agents and licensees, invitees and guests of Grantee. The Grant of Easement shall be subject to all matters of record in the Office of the RMC for Beaufort County, South Carolina, and all rights of ingress and egress granted to third parties by Grantor, his heirs and assigns.

The Grant of Easement is for the benefit of and is appurtenant to the Benefited Property or any portion thereof. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, successors, and assigns.

To the extent permitted by law, Grantee shall indemnify and defend Grantor against, and hold Grantor harmless from all claims, demands, causes of action, damages, including reasonable attorney's fees, whether incurred before trial, at trial, or on appeal, and suits arising out of the ownership and/or operation of the property described in the attached Exhibit "A" and any and all activites relating thereto.

In witness whereof, the Grantor and Grantee have set their hands and seals hereto on the day and date first above written.

IN THE PRESENCE OF:

Mary Bryant
(Witness)

Ellen F. Arbee
(Notary)

HENRY C. DRIESSEN, JR.

TOWN OF HILTON HEAD ISLAND

Geneva Taylor
(Witness)

BY: M. G. Pierce
ITS: Town Manager

(Notary)

ATTESTED: Mary Ellen Arbee
ITS: Secretary

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the above named witness and made oath that he/she saw the within-named HENRY C. DRIESSEN, JR. sign, seal, and as his Act and Deed, deliver the within-written Access Easement, and that he/she with the witness named above witnessed the execution thereof.

SWORN to before me, this 1st day of July A.D. 1992

Mary Bryant
(Signature of Witness)

Ellen F. Arbee
Notary Public for South Carolina
My Commission Expires: 12-15-97
(SEAL)

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the above named witness and made oath that he/she saw the within-named TOWN OF HILTON HEAD ISLAND by and through its Manager, duly attested by its Secretary sign, seal, and as its Act and Deed, deliver the within-written Access Easement, and that he/she with the witness named above witnessed the execution thereof.

SWORN to before me, this 2
day of July A.D. 1992

Geneva Taylor
(Signature of Witness)

Notary Public for South Carolina
My Commission Expires: 6/2/96.
(SEAL)

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being on Hilton Head Island in the County of Beaufort and State of South Carolina and containing 0.50 acres, more or less, and described as "Proposed 50' Ingress/Egress Easement" on that certain plat prepared by Coastal Surveying Co., Inc. dated December 20, 1991 and certified to by Michael R. Dunigan, S.C.R.L.S. #11905 and entitled "A Plat of 11.77 Acres, A Portion of Lands of Henry C. Driessen, Jr.", and recorded in the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 43 at Page 186. For a more complete description as to metes, courses, distances and bounds of said tract, reference is made to the said designated plat of record.