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ACCESS AND CROSS EASEMENT AGREEMENT

ACCESS AND CROSS EASEMENT AGREEMENT made this 28th day of May, 2003, by and between LIONEL J. RAMOS, OF 9 Scott Lane, Bristol, Rhode Island 02809, and the REGO FAMILY PARTNERSHIP, a Rhode Island General Partnership, having its principal place of business at 443 Hope Street, Bristol, Rhode Island 02809.

WHEREAS, Lionel J. Ramos owns that certain real estate located on the easterly side of Metacom Avenue in the Town and County of Bristol, State of Rhode Island, and further described as Lot 16 on Tax Assessors' Plat 128. Said real estate is further described as Parcel One in Exhibit A attached hereto; and

WHEREAS, Rego Family Partnership owns that certain abutting real estate located on the easterly side of Metacom Avenue in the Town and County of Bristol, State of Rhode Island, and further described as Lot 15 on Tax Assessors' Plat 128. Said real estate is further described as Parcel Two in Exhibit A attached hereto;

WHEREAS, the parties to this Agreement intend to create jointly shared driveways and/or entranceways between the above-described adjoining real estate owned by them for the benefit of each of them.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, and in consideration of the covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The parties hereto grants to each other and their respective permittees, for their use, a non-exclusive ingress and egress easement over and across those portions of the premises delineated as access easement on that certain plan entitled, "SITE PLAN FOR LIONEL J. RAMOS, by Barker Land Surveying, Inc., 168 High Street, Bristol, R.I. 02809, (401) 254-0824, scale 1" = 20', dated 8/21/02."

Or however the same may be bounded and described, meaning and intending to grant an access easement to each of the parties hereto on their respective real estate located on their northwesterly and southwesterly boundary lines measuring 17.50 feet wide on Metacom Avenue and for a depth of 25 feet.

2. The parties shall equally share the costs to maintain the shared driveways and/or entranceways in good repair and for snow and ice removal.


3. This easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

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WITNESS the signatures of the above parties on
the day and year first above written.

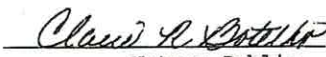

Lionel J. Ramos

Rego Family Partnership


By: John G. Rego, General Partner


STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol on the 29th day of
May, 2003, before me personally
appeared Lionel J. Ramos, to me known and known by me
to be the party executing the foregoing instrument,
and he acknowledged said instrument by him executed,
to be his free act and deed.


Notary Public
Claire R Botelho
Notary Public
Commission Expires 11/3/04

STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol on the 29th day of
May, 2003, before me personally
appeared John G. Rego, General Partner of the Rego
Family Partnership, to me known and known by me to be
the party executing the foregoing instrument for and
on behalf of said Rego Family Partnership, and he
acknowledged said instrument, by him executed, to be
his free act and deed in his said capacity, and the
free act and deed of the Rego Family Partnership.


Notary Public

Claire R Botelho
Notary Public
Commission Expires 11/3/04

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EXHIBIT A

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Parcel One:

That certain tract or parcel of land with any and all buildings and improvements thereon situated on the easterly side of Metacom Avenue in Bristol, Rhode Island, and bounded and described as follows:

Beginning at a survey stake or marker on the Easterly line of Metacom Avenue located at the center point of a stone wall and which stone wall is bounded on the South by land now or lately of Frank M. Fales and further described as Lot 1 on Tax Assessors' Plat 134. This survey stake or marker being the Southwest corner of the land herein described and the Northwest corner of land now or lately of said Frank M. Fales;

Thence going Easterly, bounded on the South by land now or lately of Frank M. Fales, along the center line of a stone wall, a distance of two hundred (200) feet, more or less, to a point;

Thence turning and going Northerly in a line parallel to the Easterly line of Metacom Avenue, bounded on the East by land now or lately of Ezra W. Mason, a distance of one hundred and fifty seven (157) feet, more or less, to a point;

Thence turning and going Westerly in a line parallel to the Southerly line of the herein described property, bounded on the North by land now or lately of this grantor, a distance of two hundred (200) feet, more or less, to a point;

Thence turning and going Southerly bounded on the West on said Metacom Avenue a distance of one hundred and fifty seven (157) feet, more or less, to a survey stake or marker and place of beginning.

Meaning and intending to convey Lot 16 on Tax Assessors' Plat 128, for future reference only.

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Parcel Two:

That certain tract or parcel of land with any and all buildings and improvements thereon, situated on the easterly side of Metacom Avenue in Bristol, Rhode Island, and bounded and described as follows:

Beginning at a survey stake or marker on the easterly line of Metacom Avenue located one hundred fifty (150) feet, more or less, south of a stone wall and which stone wall is bounded on the north by land now or lately of Village Investment Co. and further described as Lot 1 on Tax Assessors' Plat 128. This survey stake or marker being the northwest corner of land herein described and the southwest corner of land now or lately of Ezra W. Mason:

Thence going southerly bounded on the west on said Metacom Avenue a distance of three hundred and sixteen (316) feet, more or less, to a point;

Thence turning and going easterly, bounded on the south by land now or lately of Lionel J. Ramos, a distance of two hundred (200) feet, more or less, and in a line parallel to a stone wall and which stone wall is the southern most boundary of land now or lately of Lionel J. Ramos and the northern most boundary of land now or lately of Frank M. Fales and further described as Lot 1 on Tax Assessors' Plat 134, to a point;

Thence turning and going northerly in a line parallel to the easterly line of Metacom Avenue, bounded on the east by land now or lately of Ezra W. Mason, a distance of three hundred and sixteen (316) feet, more or less, to a survey stake or marker.

Thence turning and going westerly in a line parallel to the southerly line of the herein described property, bounded on the north by land now or lately of Ezra W. Mason, a distance of two hundred (200) feet, more or less, to a survey or marker and place of beginning.

Meaning and intending to convey Lot 15 on Tax Assessors' Plat 128, for future reference only.

Recorded

AUG 19 2004

at 2:23 P.M.

Dean C. Maden

Town Clerk