

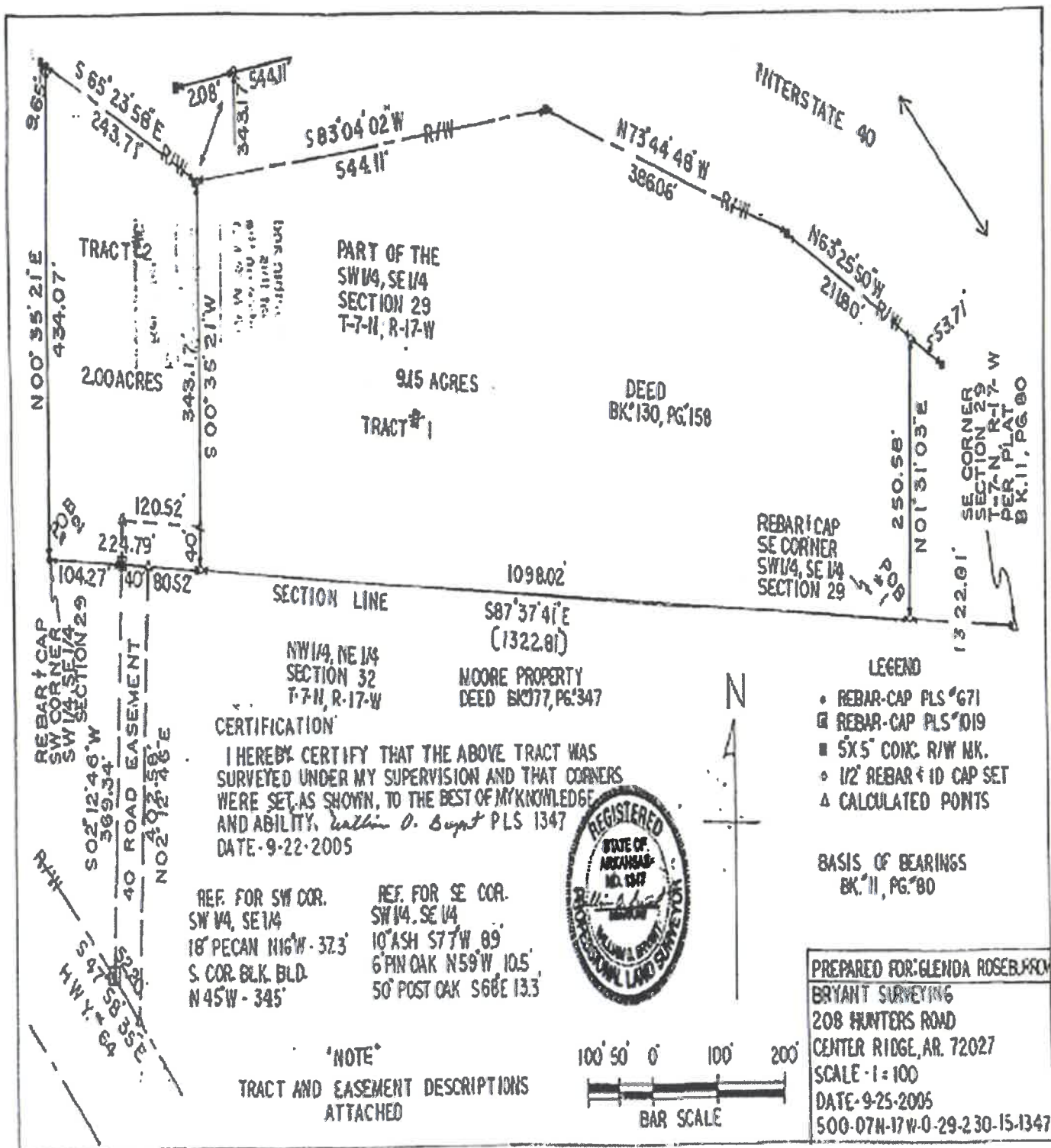


EXHIBIT "A"

RESTRICTIVE COVENANT:

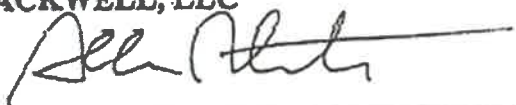
No portion of the property described herein, referred to hereafter as "Subject Property", shall be used for the sale or distribution of alcoholic beverages of any type or to facilitate the sale or distribution of alcoholic beverages of any type alcohol, whether for on-premises or off-premises consumption. This covenant shall be for the benefit of and may be enforced by the Grantor herein, or by the owner of the property described in the Exhibit "B" attached hereto, and by their heirs, successors and assigns, and providing for such legal and equitable remedies as shall be necessary or appropriate. These restrictive covenants shall continue for a period of 40 years from the date of recordation, and then shall automatically extend for successive periods of 10 years each, unless released of record by the owner of the property described in said Exhibit "B".

IF THERE IS A BREACH OF THE RESTRICTIVE COVENANTS DESCRIBED IN THIS EASEMENT, THEN THIS EASEMENT SHALL BE DECLARED NULL AND VOID AND SHALL CEASE TO EXIST AND SHALL NOT BE USED TO ACCESS THE SUBJECT PROPERTY.

Subject Property:

A PART OF THE SW1/4, SE1/4, SECTION 29, T-7-N, R-17-W, CONWAY COUNTY, ARKANSAS. DESCRIBED AS FOLLOWS: STARTING AT THE SE CORNER OF THE SW1/4, SE1/4, OF SAID SECTION 29, THE POINT OF BEGINNING, THENCE N 01-31-03 E 250.58' FEET, TO THE SOUTH RIGHT-OF-WAY OF INTERSTATE FORTY, THENCE ALONG SAID RIGHT-OF-WAY N 63-25-50 W 211.80' FEET, THENCE N 73-44-48 W 386.06' FEET, THENCE S 83-04-02 W 544.11' FEET, THENCE LEAVING SAID RIGHT-OF-WAY S 00-35-21 W 343.17' FEET, THENCE S 87-37-41 E 1098.02' FEET, TO THE POINT OF BEGINNING, CONTAINING 9.15 ACRES MORE OR LESS.

BLACKWELL, LLC



Allan Roberts, Managing Member

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS:

That I, Marcus Moore, an unmarried person, Grantor, for and in consideration of the sum of One and No/100 ----- (\$1.00) Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant and convey unto Glenda Faye Roseburrow, an unmarried person, Grantee and to her heirs, successors and/or assigns, an easement for the right of ingress and egress over and across the following lands lying in Conway County, Arkansas:

A 40' FOOT ROAD EASEMENT LOCATED IN THE NW1/4, NW1/4, SECTION 32, T-7-N, R-17-W, CONWAY COUNTY, ARKANSAS. DESCRIBED AS FOLLOWS: STARTING AT THE NW CORNER OF THE NW1/4, NW1/4, OF SAID SECTION 32, THENCE S 87-37-41 E 104.27' FEET, TO THE POINT OF BEGINNING, THENCE S 02-12-46 W 369.34' FEET TO THE NORTH AND EAST RIGHT-OF-WAY OF HIGHWAY NUMBER SIXTY-FOUR, THENCE ALONG SAID RIGHT-OF-WAY S 47-58-35 E 52.20' FEET, THENCE LEAVING SAID RIGHT-OF-WAY N 02-21-46 E 402.58' FEET, THENCE N 87-37-41 W 40.00' FEET. TO THE POINT OF BEGINNING

The said easement herein conveyed shall be for the purpose of accessing a tract of land as described below.

A PART OF THE SW1/4, SE1/4, SECTION 29, T-7-N, R-17-W, CONWAY COUNTY, ARKANSAS. DESCRIBED AS FOLLOWS: STARTING AT THE SW CORNER OF THE SW1/4, SE1/4, OF SAID SECTION 29, THE POINT OF BEGINNING, THENCE N 00-35-21 E 434.07' FEET, TO THE SOUTH RIGHT-OF-WAY OF INTERSTATE FORTY, THENCE ALONG SAID RIGHT-OF-WAY S 65-23-58 E 243.71' FEET, THENCE N 83-04-02 E 2.08' FEET, THENCE LEAVING SAID RIGHT-OF-WAY S 00-35-21 W 343.17' FEET, THENCE N 87-37-41 W 224.79' FEET, TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES MORE OR LESS.

WITNESS my hand and seal this 6 ^{December} day of ~~November~~, 2005.


Marcus Moore