

whatsoever between the parties hereto concerning the subject matter set forth herein and all preliminary negotiation and agreements of any kind are merged herein. This Deed may not be changed, amended, or modified in any manner other than by a written amendment or modification executed between Grantor and Grantee or their respective successors and/or assigns.

K. If any provision of this Deed or the application thereof shall be deemed invalid or unenforceable, the remainder of this Deed in its application shall not be affected by such partial invalidity but shall be enforced to the fullest extent permitted by law as if such invalid or unenforceable provision was never a part hereof.

L. This Deed shall be construed in accordance with the laws of the Commonwealth of Virginia and the parties agree that jurisdiction for all actions hereunder shall lie in the County of James City, Virginia.

M. All rights, obligations, and liabilities herein given to or imposed upon any party hereto shall extend to the permitted successors and assigns of any such party.

N. This Deed may be executed in one or more identical counterparts and all such counterparts together shall constitute a single instrument for the purpose of the effectiveness of this Deed.

[Remainder of page intentionally left blank]