

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT. A temporary construction easement (hereinafter "Construction Easement") containing approximately 2,554 square feet, running across REID # 128460 (750 Stadium Drive, Durham, NC), and shown on an exhibit entitled "Temporary Construction Easement #8/Right-of-Way #1 Exhibit", prepared by Horvath Associates, dated March 20, 2025, and attached hereto as Exhibit C, to which reference is made for a more particular description.

No portion of this Construction Easement includes the primary residence of the Grantor.

This Construction Easement shall expire ten (10) years from the date the instant deed is recorded with the Durham County Register of Deeds. The Grantor does hereby grant to the Grantee the right to access and use the Construction Easement to the full extent reasonably necessary for the construction and installation of a sidewalk in the fee simple area described in Exhibit A. For example, during the existence of this Construction Easement, the Grantee has the right to take soil from and add soil to the Construction Easement so that at the termination of this Construction Easement, there shall be a slope within the Construction Easement that does not exceed 3:1 horizontal to 1.0 vertical. Also, the Grantee has the right to move soil from place to place in the Construction Easement, to remove vegetation from the Construction Easement, and to place materials and equipment in the Construction Easement for construction purposes. The previous two sentences are examples only and are not an exhaustive list of the activities in which the Grantee may engage in the Construction Easement. The Grantee shall repair any damage and, to the extent practical, restore to its original condition, the Construction Easement or any other land owned by the Grantor that is disturbed by the Grantee's construction and installation of the sidewalk. Nothing in this Deed shall prevent the owner of the fee simple estate underlying the Construction Easement from using the Construction Easement in a manner that does not interfere with the Grantee's rights in the Construction Easement.

TO HAVE AND TO HOLD said Temporary Construction Easement on said parcel of land to the Grantee.