GERALD CHAILLE and ANNE MARIE CHAILLE, husband and wife, for valuable consideration, grant to the TOWN OF TILTON, Tilton, New Hampshire 03276, an easement under the provisions of RSA 79-A:15 for the general public to use land identified as the Discretionary Easement Area on a plan entitled "Lochmere Golf & Country Club, Lochmere, New Hampshire, Land Use Plan" by Holden Engineering & Surveying, Inc., recorded in Drawer 121 as Plan B, Belknap County records.

Permitted uses are hiking, skiing and other outdoor activities that will not cause damage to the greens and fairways of the golf course. Hunting, horseback riding and the use of motorized vehicles are not permitted activities.

These activities shall be permitted from December 1 to April 1 and at other times that the grantors, in their sole judgment, determine that these activities will not interfere with the use of the property as a golf course.

This easement shall be effective for ten years beginning April 1, 1993, and for additional periods that may be agreed upon by the parties.

The 1993 valuation of the property shall be as follows:

Land:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.6 acres commercial use</td>
<td>$136,900.00</td>
</tr>
<tr>
<td>12.4 acres wetlands @ $15.00/acre</td>
<td>200.00</td>
</tr>
<tr>
<td>68.0 acres under easement @ $475.00/acre</td>
<td>28,900.00</td>
</tr>
<tr>
<td>Total Land</td>
<td>$166,000.00</td>
</tr>
</tbody>
</table>

Buildings:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Club House</td>
<td>$315,000.00</td>
</tr>
<tr>
<td>Garage</td>
<td>11,700.00</td>
</tr>
<tr>
<td>Sheds</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Total Buildings</td>
<td>327,700.00</td>
</tr>
</tbody>
</table>

Extra features:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paving</td>
<td>$10,930.00</td>
</tr>
<tr>
<td>Total Extras</td>
<td>10,930.00</td>
</tr>
</tbody>
</table>

TOTAL ASSESSMENT  $504,630.00
Chaille Discretionary Basement

Grantors, their successors and assigns will pay annual taxes on the Discretionary Basement component of the assessment based on the 1993 valuation. All other components for determining assessed valuation are subject to review and change. In addition, they will pay $3,106.00, a fixed amount computed by multiplying the difference between the 1992 and 1993 valuations by the 1992 tax rate and adding Five Hundred Dollars ($500.00).

This payment in addition to taxes shall be fixed for five years. It shall be adjusted in 1998 by the change in the cost-of-living index between 1993 and 1998 and the new figure shall remain in effect until the easement ends on March 31, 2003.

This easement is conditioned on the tax bill being paid when due as shown on the tax bill and on keeping open no less than 50 parking spaces throughout the off-season. Failure to make such payment or to keep the parking spaces open will terminate the discretionary easement unless this condition is waived by the Selectmen of the Town, in their sole discretion. If the discretionary easement is terminated, the penalty provisions of RSA 79-A shall apply.


EXECUTED this 18th day of October, 1994.

Gerald Chaille
Anne Marie Chaille

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

The foregoing instrument was sworn to and acknowledged before me this 18th day of October, 1994, by Gerald Chaille and Anne Marie Chaille.

Justice of the Peace/Notary Public
My commission expires

The application for this discretionary easement having been accepted and approved by the Planning Board of the Town of Tilton on June 9, 1992, this easement, to be effective as
Chaille Discretionary Easement

of April 1, 1993, is accepted on behalf of the Town of Tilton this 24th day of September, 1994, by its Selectmen.

[Signatures]
Kenneth P. Honey Selectman
William W. Joscelyn Selectman
Victoria Virgin Selectman

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was sworn to and acknowledged before me this 24th day of September, 1994, by Kenneth P. Honey, William W. Joscelyn and Victoria Virgin, the Selectmen of the Town of Tilton.

M. Marie Maloney
Justice of the Peace
My Commission Expiration: November 1, 1994

Pemigewasset National Bank, holder of mortgages on the above premises, recorded May 18, 1992, at Book 1210, Page 632, and September 3, 1992, at Book 1222, Page 585, Belknap County records, hereby consents to the granting of this easement.

[Signature]
Pemigewasset National Bank
94 OCT 27 AM 9:47
By, Commercial Loan Officer
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was sworn to and acknowledged before me this 4th day of October, 1994, by John Sweerts, the Commercial Loan Officer of Pemigewasset National Bank, duly authorized on behalf of the Bank.

[Signature]
Mary J. Ameda
Justice of the Peace/Notary Public
My commission expires April 20, 1995

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