

Screening Conditions Agreement SP 2007-009

As a condition of SP 2007-009, Little Keswick School - Amendment, LKS Enterprises, LLC and Jonathan and Patricia Rintels mutually agree to the following regarding screening along their shared property lines:

AREA # 1 - Tax Map 80-118

Along the shared property line of Tax Map 80-118 and Rintels' property, to screen the Little Keswick School (LKS) soccer field, LKS shall plant and maintain 17 Leyland Cypress at a minimum of 8 feet tall and approximately 6 feet on center. Planting to be in the grassy area approximately 124 feet in length and 17 feet wide between Rintels' fence and the LKS soccer field driveway. At the time of planting, should Rintels request it, LKS agrees to take down 1 existing white pine tree at its expense that is presently leaning and may not survive.

AREA # 2 - Tax Map 80-110A2

Along the shared property line directly behind the LKS gymnasium (metal building), along the length of building structure, LKS shall plant at mutually agreed locations 5 White Pines, 14 feet tall minimum, to fill gaps and open areas in the existing gymnasium vegetative screening. Due to lack of room on LKS side of this boundary, Area #2 planting will be on the Rintels' property. LKS agrees to maintain these trees based on the warranty of the nursery/planting company time period, or two years, whichever is longer. Beyond that period, LKS will not be held responsible to replace Area #2 screen if it fails to serve its purpose for any reason.

AREA # 3 - Tax Map 80-110A and 80-110

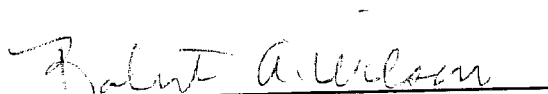
Starting from the corner of the LKS gymnasium near the existing fence gate and continuing in the direction of the old Keswick train depot to adjoin Fir trees now growing between the LKS driveway and existing fence, planting area for screening new dormitory structure and existing driveway/buildings will be approximately 340 feet long and 40 feet wide. Starting from the gym, the first 260 feet will be planted with 45 Juniperus Virginiana at a minimum of 8 feet tall and approximately 6 feet on center. The remaining 80 feet will be planted with 13 Leyland Cypress at a minimum of 6 feet high, approximately 6 feet on center. LKS will remove existing gate and fence section near the gym and replace it with fencing to co-exist with existing fencing or three board section, as parties will mutually agree.

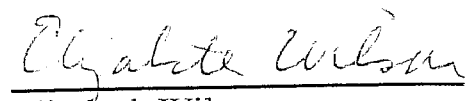
LKS agrees to maintain screen in all areas described as a condition of SP 2007-009, with the specific exception of Area # 2, as described above.

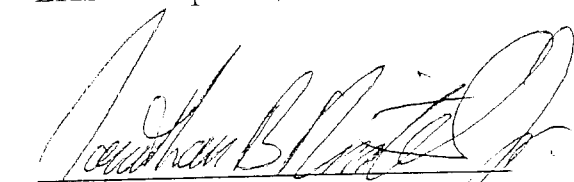
All above work to be completed by November 1, 2007.

Agreed to and signed on April 23, 2007,

For Little Keswick School and Little Keswick School Enterprises, LLC


Robert A. Wilson
LKS Enterprises, LLC


Elizabeth Wilson
LKS Enterprises, LLC


Jonathan Rintels


Patricia Rintels