

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

TERMINATION OF EASEMENT AGREEMENT

This **TERMINATION OF EASEMENT AGREEMENT** (this "Termination") is made and entered into as the 20th day of March, 2025 by and between **SOUTH HIGHLAND LIMITED PARTNERSHIP**, a Delaware limited partnership, whose address is 2151 Highland Avenue, Suite 240, Birmingham, Alabama 35205 ("Grantor"), and **BROADSTONE JFR PORTFOLIO, LLC**, a New York limited liability company, whose address is 207 High Point Dr., Suite 300, Victor, New York 14564 ("Grantee").

WHEREAS, Joseph Bruno, as predecessor-in-interest to Grantor, and Jack's Family Restaurants, Inc., as predecessor-in-interest to Grantee, have heretofore entered into an Easement Agreement dated as of November 7, 1994, which was recorded on December 12, 1994 as Instrument 1994-36338 in the Office of the Judge of Probate of Shelby County, Alabama (the "Easement Agreement"), and

WHEREAS, Grantor and Grantee desire to terminate the Easement Agreement because it has expired pursuant to its terms.

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee do hereby mutually agree that the Easement Agreement shall be, and hereby is, terminated and, from and after the date hereof, shall be, and is, null and void and of no further force or effect.

Grantor and Grantee hereby release and discharge each other from any and all actions, causes of action, claims, allegations, demands, rights, obligations, liabilities, grievances and civil actions (collectively, "Claims") arising under the Easement Agreement prior to the date hereof; provided, however, that the foregoing release specifically excludes any Claims arising out of or in connection with the acts or omissions of the parties after the date hereof or any future agreement that may be entered into between Grantor and Grantee.

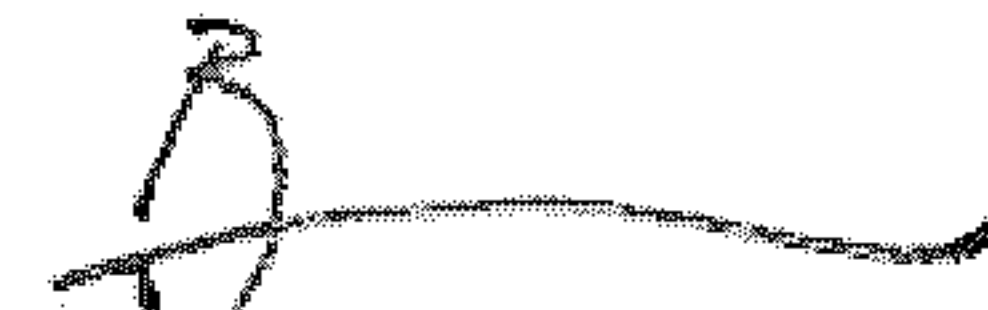
[Signature pages follow]

IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year first above written.

GRANTOR:

**SOUTH HIGHLAND LIMITED
PARTNERSHIP**

By: Sterling Crest, LLC
Its: General Partner

By: 
Name: Benny M. LaRussa, Jr.
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Benny M. LaRussa, Jr.**, whose name as Manager of Sterling Crest, LLC, as the General Partner of **SOUTH HIGHLAND LIMITED PARTNERSHIP**, a Delaware limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, as general partner of said limited partnership.

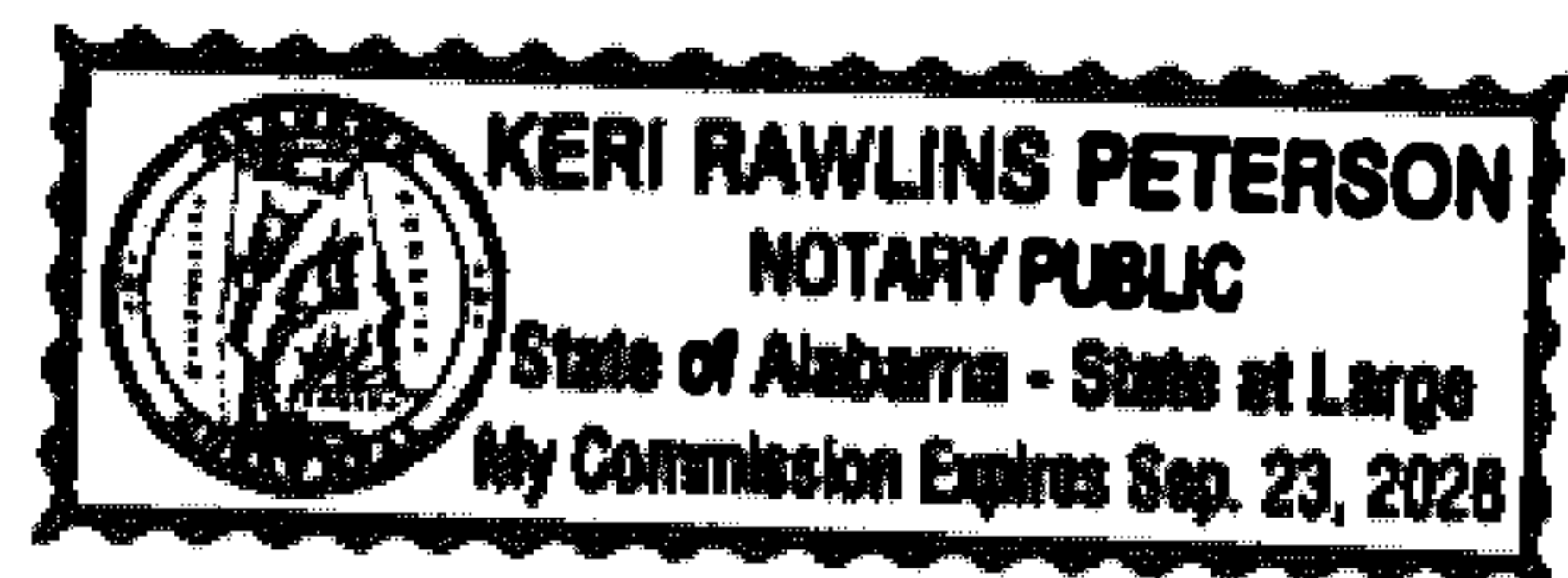
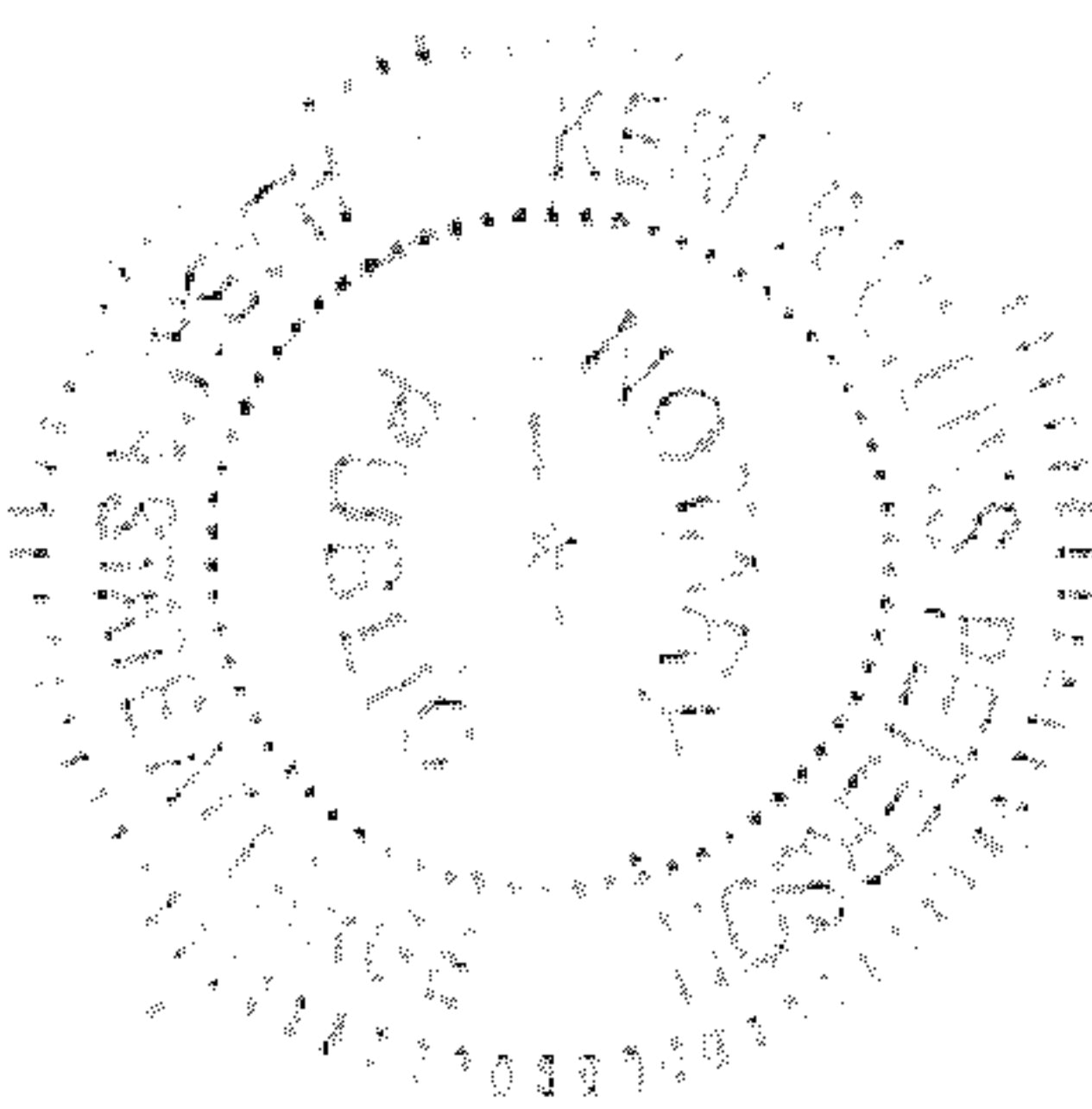
Given under my hand and seal this 26th day of March, 2025.


Notary Public

[NOTARIAL SEAL]

My commission expires: 9/23/28

[*signatures continue on next page*]

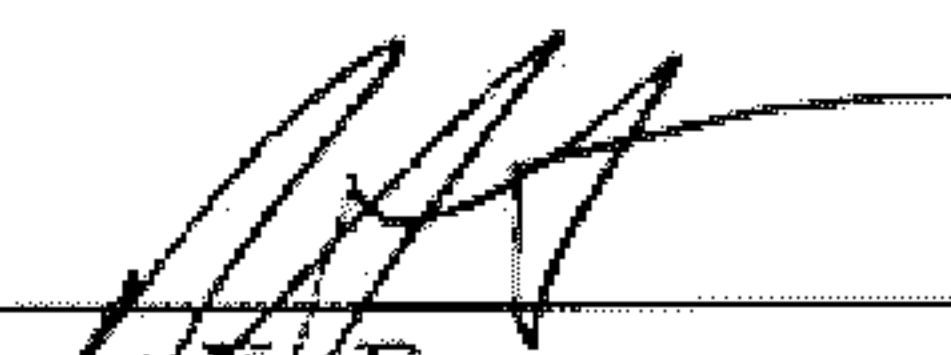


GRANTEE:

BROADSTONE JFR PORTFOLIO, LLC,
a New York limited liability company

By: **Broadstone Net Lease, LLC,**
a New York limited liability company,
its sole member

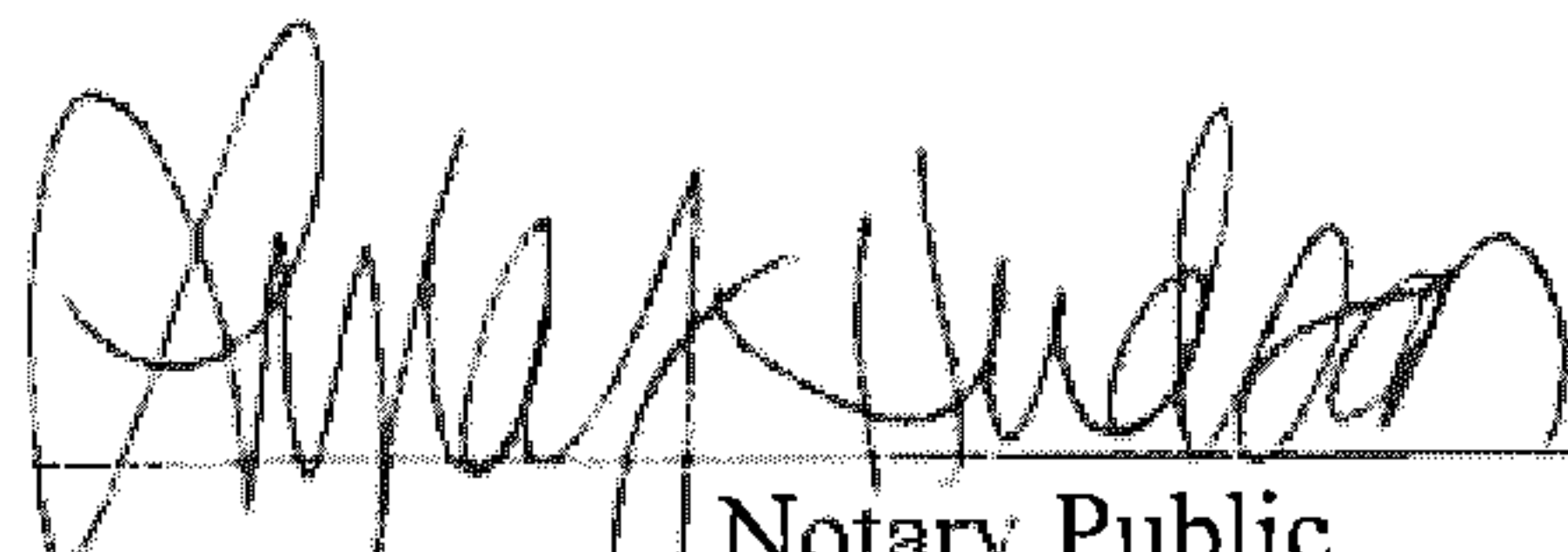
By: **Broadstone Net Lease, Inc.,**
a Maryland corporation,
its managing member

By: 
Name: Robert K. Farnan
Its: VP. Property Management

STATE OF NEW YORK)
COUNTY OF ONTARIO)

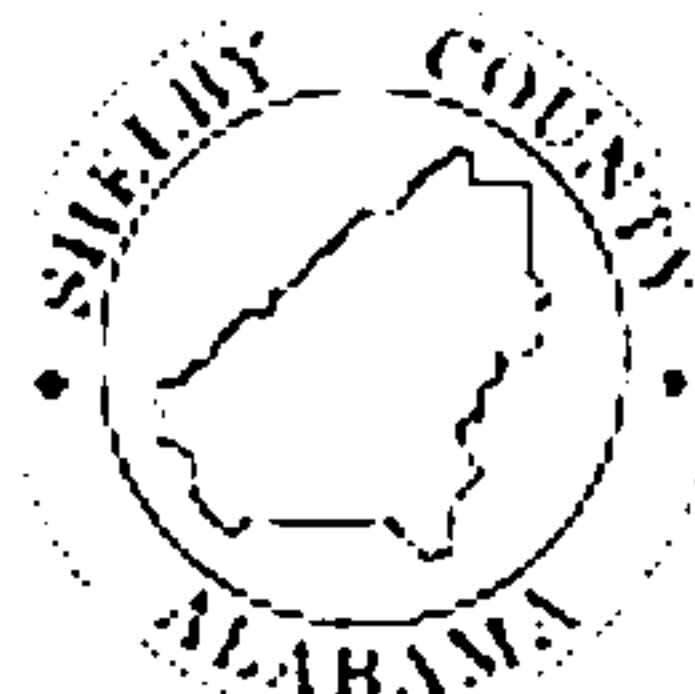
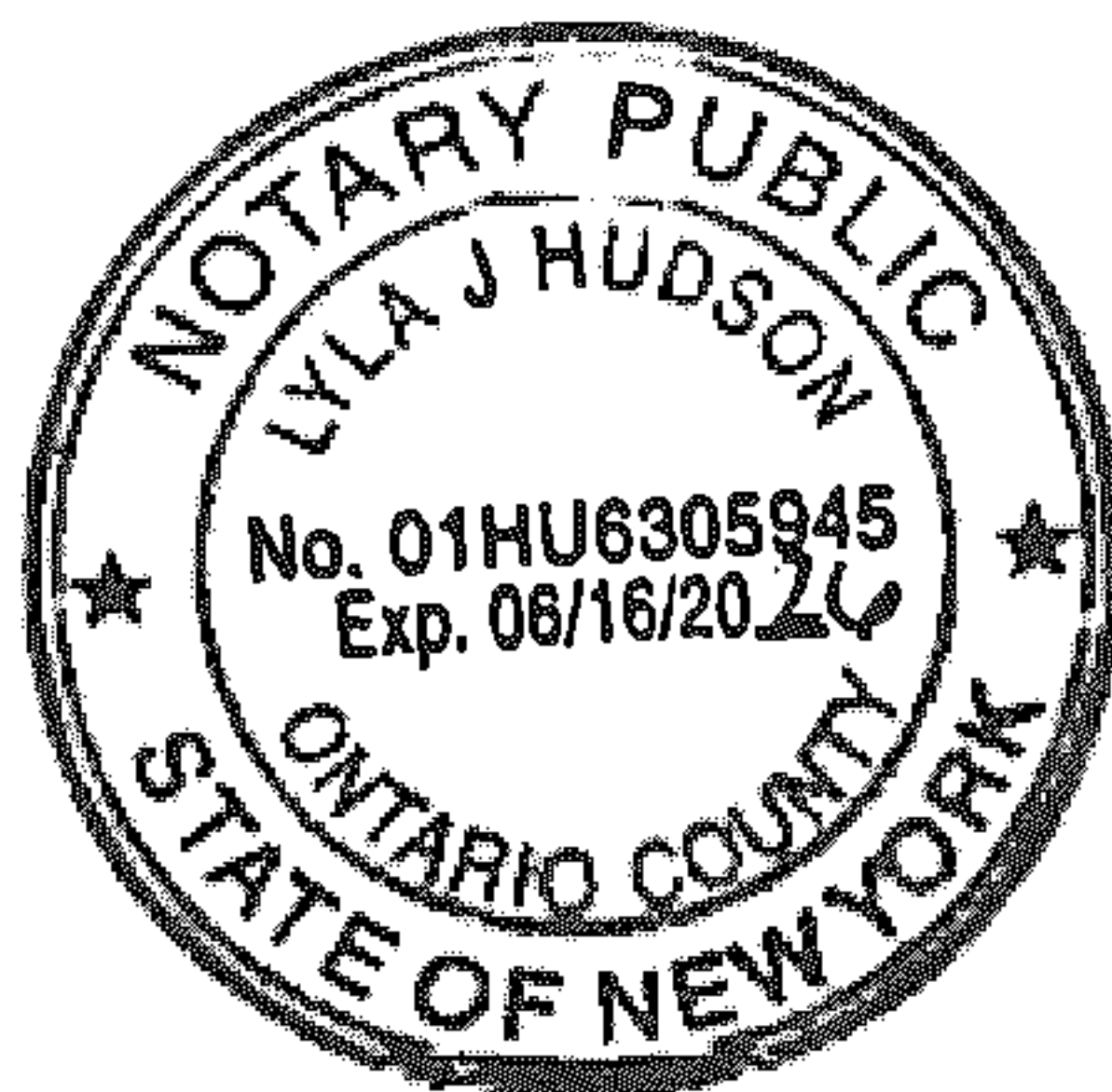
On March 20, 2025, before me, the undersigned notary public, personally appeared Robert K. Farnan, VP, Property Management, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public
Lyla J. Hudson
My commission expires: 06/16/2026

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2025 02:52:36 PM
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Allie S. Bayal