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EXHIBIT F4

AGREEMENT, DATED SEPTEMBER 9, 2007, BY AND  
AMONG EAST NORRITON TOWNSHIP, WHITPAIN TOWNSHIP  
AND THE AUTOMOBILE DEALERS ASSOCIATION OF  
GREATER PHILADELPHIA

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## AGREEMENT

THIS AGREEMENT, made this 9<sup>th</sup> day of Sept., 2007, by and among East Norriton Township, a second class township in the County of Montgomery and Commonwealth of Pennsylvania (hereinafter called "East Norriton"), Whitpain Township, a second class township in Montgomery County and Commonwealth of Pennsylvania (hereinafter called "Whitpain"), and the Automobile Dealers Association of Greater Philadelphia, a Pennsylvania non-profit corporation (hereinafter called "Automobile Dealers Association"), with an address of 3311 Swede Road, East Norriton, Pennsylvania, 19401.

### WITNESSETH:

WHEREAS, the Automobile Dealers Association, a landowner of a certain parcel of land consisting of one lot located at 107 West Township Line Road, East Norriton Township, Block 006, Unit 029 on the East Norriton Tax Map (hereinafter referred to as the "Property") desires to dispose of its sanitary sewage via connection to a public sewer system;

WHEREAS, there are no existing facilities located on West Township Line Road owned by East Norriton to provide sanitary sewer connection facilities for the Property;

WHEREAS, Whitpain has existing public sanitary sewage connection facilities and mains to which this Property could connect; and

WHEREAS, the Automobile Dealers Association has requested Whitpain to permit the Property to deposit sanitary sewage in the Whitpain mains, trunk lines or outfall sewers, including pumping stations, if necessary, from a lateral collection line to be constructed by the Automobile Dealers Association and connected to the lines of Whitpain at a point on the easterly side of West Township Line Road and across the road from the Property;

WHEREAS, Whitpain agrees to accept such sanitary sewage from the Property and permit such a connection.

NOW, THEREFORE, in consideration of the information contained herein:

1. Whitpain agrees to accept sanitary sewage from the Property into its mains, trunk lines, or outfall sewers, including pumping stations, if necessary, to be

delivered by a lateral line constructed by the Automobile Dealers Association, at a point located at its facilities on West Township Line Road in Whitpain Township and to permit connection to the same.

2. Whitpain agrees to convey said sewage to the East Norriton Plymouth Whitpain Joint Sewer Authority treatment plant.

3. The Automobile Dealers Association shall, in consideration of the provision of such sewer service, make a one-time Five Thousand Fourteen Dollar (\$5,014.00) capital contribution payable to Whitpain and make a one-time Four Thousand Six Hundred Seventy-Four Dollar (\$4,674.00) contribution payable to the East Norriton, Plymouth, Whitpain Joint Sewer Authority. The Automobile Dealers Association shall also be responsible for obtaining, at its expense, a sewer connection permit from Whitpain, and shall provide, at its expense, the sewer lateral and connection to the main line, including all traffic control and road repair expenses (the "Work"). The Work shall be made subject to inspection by Whitpain and East Norriton's duly appointed inspector(s) or engineer(s). The Automobile Dealers Association shall also be responsible for the reasonable legal fees and costs in connection with the provision of these services, including the preparation of this Agreement.

4. Whitpain agrees to report to East Norriton the date of such connection to their Whitpain collection line within five (5) days of the connection. Whitpain shall bill East Norriton for the property and East Norriton agrees to pay Whitpain, the periodic treatment and collection charges made by Whitpain on similar properties in Whitpain Township, as the same may be in force from time to time. East Norriton agrees to provide to Whitpain, upon request, any information required of Whitpain to enable Whitpain to calculate such charges. East Norriton shall bill, on a periodic basis at established rates, the sewer rental fees. East Norriton shall have the right to lien the Property and building for any unpaid sewer rental charges, penalties, interest and costs and to collect and remit the same to Whitpain, less normal collection charges. Should East Norriton fail to remit any sewer rental when requested by Whitpain, then Whitpain shall have the right to disconnect said Property and building from the Whitpain system. Whitpain shall provide Automobile Dealers Association, or the then record owner of the

Property, with written notice of East Norriton's default and a ten (10) day opportunity to cure prior to any such disconnection.

5. It is agreed that by the payments made by East Norriton to Whitpain, East Norriton shall obtain no fixed property rights in Whitpain's sewage collection system. It is, however, understood that perpetually hereafter, East Norriton shall have the right to deposit the sanitary sewage that emanates from this Property on Township Line Road to the Whitpain sanitary sewer collection system.

6. Should East Norriton extend public sewer service to the Property at some future date, Automobile Dealers Association shall have the option, but not the obligation, to disconnect from the Whitpain public sewer system and connect to the East Norriton public sewer system. Should Automobile Dealers Association choose to disconnect from the Whitpain public sewer system, Automobile Dealers Association hereby irrevocably agrees that connection to the East Norriton public sewer system and disconnection from the Whitpain public sewer system shall be at Automobile Dealers Association sole cost and expense and shall include all costs necessary for Automobile Dealers Association to, in the opinion of Whitpain Township, safely and completely disconnect from the Whitpain public sewer system, which disconnection shall include but not limited to the capping of any laterals and connections that are abandoned in place.

7. Automobile Dealers Association acknowledges that it has received copies and is familiar with all ordinances of Whitpain pertaining to plumbing and sewage and hereby agrees to comply with the Whitpain Ordinances pertaining thereto. At its option, Whitpain may inspect the installation made at Automobile Dealers Association property located on West Township Line Road in East Norriton Township.

8. East Norriton agrees to report to Whitpain the connection to the sanitary sewer immediately upon its installation and such connection shall be billed as hereinbefore agreed.

9. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, successors, administrators and assigns and the terms of this Agreement shall run with title to the Property and shall bind all future owners thereof.

10. This Agreement shall be entered of public record, at the sole cost and expense of the Automobile Dealers Association, in the Montgomery County Office of the Recorder of Deeds.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Agreement to be executed by their respective officers and their seals hereto affixed.



EAST NORRITON TOWNSHIP

BY: [Signature]

Attest: [Signature]

WHITPAIN TOWNSHIP

BY: [Signature]

Attest: [Signature]

AUTOMOBILE DEALERS ASSOCIATION OF  
GREATER PHILADELPHIA

BY: [Signature]

Attest: [Signature]

**ACKNOWLEDGEMENTS**

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 5<sup>th</sup> day of October, 2007, before me, a notary public residing in Montgomery County, PA, personally appeared Donald J. Arnesen, who acknowledged himself to be the Chairman of the East Norriton Township Board of Supervisors, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Norriton Township by himself as Chairman and desired the same might be recorded.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Donald D. Delamater, Notary Public  
East Norriton Twp., Montgomery County  
My Commission Expires Jan. 5, 2008  
Member, Pennsylvania Association Of Notaries

  
NOTARY PUBLIC  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On the 18<sup>th</sup> day of September, 2007, before me, a notary public residing in Montgomery County, PA, personally appeared Leigh Rasducci, who acknowledged himself to be the Chairman of the Board of Supervisors of Whitpain Township, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Whitpain Township by himself as Chairman and desired the same might be recorded.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Patricia A. Strus, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires Aug. 30, 2008  
Member, Pennsylvania Association Of Notaries

  
NOTARY PUBLIC  
My Commission Expires:

