

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 1, 2016, is made by and between Comcast of California/Massachusetts/Michigan/Utah, LLC, with an address of, 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Edge Exchange, LLC, with an address of 480 West 800 North _____, Orem, Utah 84057 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated October 1, 2016, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 9675 North 10400 West _____, Lehi, UT 84043 in Utah County, Utah described as follows:

LEGAL DESCRIPTION:
(See Attached)

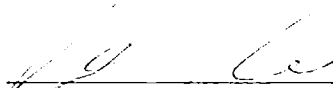
The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Edge Exchange, LLC

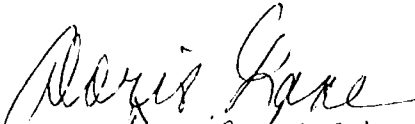

Name: Kyle Korman

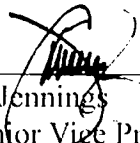
By: 
Name: Gordon Jones
Title: Manager

GRANTEE

ATTEST:

Comcast of California/Massachusetts/Michigan/Utah,
LLC


Name: Doris Lane

By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

The Exchange Legal Description

COM W 2062.5 FT FR SE COR. OF SE 1/4 OF SEC. 2 T5S R1W SLB&M.; W 792 FT; N 660 FT; E 792 FT; S 660 FT TO BEG. AREA 12.000 AC.

COM N 89 DEG 48' 50" E 1167.31 FT & S 1327.49 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 13 DEG 53' 0" W 14.72 FT; ALONG A CURVE TO R (CHORD BEARS: N 88 DEG 9' 29" E 23.5 FT, RADIUS = 394 FT); N 89 DEG 52' 2" E 491.53 FT; ALONG A CURVE TO L (CHORD BEARS: N 67 DEG 50' 7" E 342.11 FT, RADIUS = 456 FT); ALONG A CURVE TO R (CHORD BEARS: N 67 DEG 54' 7" E 296.44 FT, RADIUS = 394 FT); E 385.48 FT; S 253.32 FT; S 89 DEG 52' 2" W 1488.47 FT TO BEG. AREA 4.206 AC.

COM N 89 DEG 48' 50" E 2655.79 FT & S 1075.55 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 1200.42 FT; ALONG A CURVE TO L (CHORD BEARS: N 86 DEG 37' 0" E 121.69 FT, RADIUS = 1031 FT); S 5 DEG 47' 39" E 81.15 FT; ALONG A CURVE TO L (CHORD BEARS: S 50 DEG 9' 9" E 20.97 FT, RADIUS = 15 FT); S 19 DEG 5' 39" E 20.67 FT; ALONG A CURVE TO L (CHORD BEARS: S 42 DEG 41' 30" W 20.38 FT, RADIUS = 15 FT); S 0 DEG 6' 22" E 18.21 FT; S 69 DEG 6' 5" W 54.97 FT; S 0 DEG 6' 22" E 57.25 FT; W 154.74 FT; S 436.22 FT; W 73.6 FT; N 43.91 FT; S 89 DEG 58' 42" W 123.33 FT; N 0 DEG 1' 17" W 111.36 FT; W 55.25 FT; ALONG A CURVE TO L (CHORD BEARS: S 70 DEG 0' 43" W 11.62 FT, RADIUS = 17 FT); S 50 DEG 1' 26" W 23.74 FT; ALONG A CURVE TO R (CHORD BEARS: S 70 DEG 0' 43" W 15.72 FT, RADIUS = 23 FT); W 100.41 FT; N 0 DEG 1' 20" W 137.82 FT; S 89 DEG 55' 17" W 164.56 FT; S 0 DEG 1' 27" E 41.83 FT; S 89 DEG 53' 38" W 188.88 FT; S 0 DEG 10' 52" W 33.94 FT; S 89 DEG 58' 33" W 152 FT; N 0 DEG 40' 45" E 3.01 FT; S 89 DEG 58' 33" W 96 FT; S 0 DEG 1' 27" E 7.15 FT; S 89 DEG 53' 38" W 121.08 FT; N 211.69 FT; S 89 DEG 52' 3" W 14.01 FT; N 253.51 FT TO BEG. AREA 13.397 AC.

COM N 89 DEG 48' 50" E 3511.56 FT & S 1591.83 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 6' 22" E 272.2 FT; N 89 DEG 53' 38" E 2.95 FT; S 0 DEG 1' 27" E 131.63 FT; W 634.19 FT; N 0 DEG 6' 22" W 95.56 FT; N 89 DEG 53' 29" E 6.36 FT; N 0 DEG 1' 40" W 360.99 FT; N 89 DEG 58' 33" E 152 FT; N 0 DEG 10' 52" E 33.94 FT; N 89 DEG 53' 38" E 188.88 FT; N 0 DEG 1' 27" W 41.83 FT; N 89 DEG 55' 17" E 164.56 FT; S 0 DEG 1' 20" E 137.82 FT; E 100.41 FT; ALONG A CURVE TO L (CHORD BEARS: N 70 DEG 0' 43" E 15.72 FT, RADIUS = 23 FT); N 50 DEG 1' 26" E 5.12 FT TO BEG. AREA 6.838 AC.

COM N 0 DEG 7' 6" W 1327.48 FT & W 27.62 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 19' 48" W 704.75 FT; N 0 DEG 3' 27" W 428.57 FT; E 704.69 FT; S 0 DEG 3' 27" E 436.81 FT TO BEG. AREA 7.000 AC.

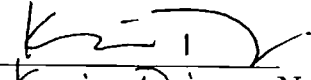
COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

COM N 89 DEG 48' 50" E 2655.87 FT & S 1540.74 FT & N 89 DEG 53' 38" E 13.92 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 53' 38" E 121.08 FT; N 0 DEG 1' 27" W 7.15 FT; N 89 DEG 58' 33" E 96 FT; S 0 DEG 1' 40" E 3.01 FT; S 0 DEG 1' 40" E 360.99 FT; S 89 DEG 53' 29" W 6.36 FT; S 0 DEG 6' 22" E 95.56 FT; W 211.16 FT; N 452.22 FT TO BEG. AREA 2.258 AC.

STATE OF Utah)
COUNTY OF Utah) ss.

The foregoing instrument was acknowledged before me this 23 day of August, 2016 by Gordon Jones, the Manager of Edge Exchange, LLC, on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.


Karin Driggs Notary Public
(Print Name)

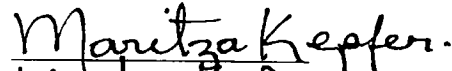
My commission expires: 3/24/19



STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 21 day of November, 2016 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of California/Massachusetts/Michigan/Utah, LLC, on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.


Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19

