

## GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated November 1, 2018, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Sands Apartments, LLC, with an address of 2019 Main St #2, Salt Lake City, Utah 84115 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated June 1, 2018, 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 1985 South 1200 East, Salt Lake City, UT 84106 in Salt Lake 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:

Sands Apartments, LLC

  
Name: Chris Turner


By:   
Name: Raymond M. Bordin  
Title: Manager

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

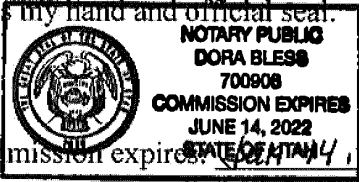
  
Name: Margie Lober

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

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE CITY

The foregoing instrument was acknowledged before me this 10 day of October, 2018 by Raymond Maurice Rosendin, the Manager of Sands Apartments, LLC, on behalf of said entity. He/she is personally known to me or has presented California Driver License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



D Bless  
DORA BLESS Notary Public  
(Print Name)

My commission expires: SEPTEMBER 4, 2022

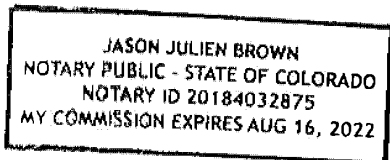
STATE OF Colorado )  
 ) ss.  
COUNTY OF Prophoe

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2018 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Utah II, Inc., 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.

Jason Brown  
JASON BROWN Notary Public  
(Print Name)

My Commission expires: 8.16.2022



LEGAL DESCRIPTION

[see attached]

## Parcel



Parcel Record	16174760110000
Owner	SANDS APARTMENTS LLC
Address	1985 S 1200 E
Total Acreage	0.52
Tax Class Id	
Property Type	120
Tax District	13
% Exempt	
Exempt Type	
Municipal Zone	RMF-45
MLS Number	12753104

Valuation / Tax Year	2019	
Land Value		\$ 311,900
Building Value		\$ 2,156,100
Final Value:		\$ 2,468,000

### Legal Description:

COM 50.4 RDS W & 10 RDS N FR SE COR SEC 17 T 15 R 1E  
5L MER N 142.2 FT M OR L W 159.9 FT S 142.2 FT M OR L  
E 159.9 FT TOBEG BEING IN LOT 20 BLK 1A 5 AC PLAT A  
8445-3622 3625 8619-6342 09163-2425