

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated May 1, 2017, is made by and between Comcast of California/Massachusetts/Michigan/Utah, LLC, with an address of 8000 E Iliff Ave, Denver Colorado 80231 its successors and assigns, hereinafter referred to as "Grantee" and Shadow Ridge Condominium Association, Inc., with an address of 460 West 800 North, Orem ,Utah 84059 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated May 1, 2017, 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 1258 West 1480 North , Orem, UT 84057-2452 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.

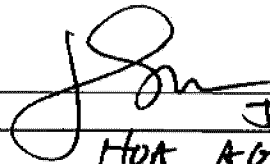
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Shadow Ridge Condominium Association, Inc.

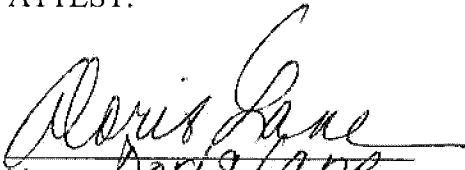

Name: Treva Thomas

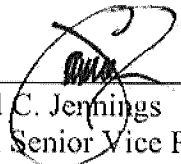
By: 
Name: JASON SUCKER
Title: HOA AGENT

GRANTEE

ATTEST:

Comcast of California/Massachusetts/Michigan/Utah,
LLC


Name: Doris Lane

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

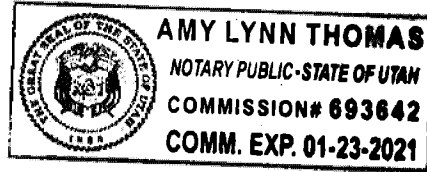
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 27 day of APRIL, 2017 by Jason Sucher, the HOA Manager of Shadow Ridge Condominium Association, 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.

Amy Thomas
Amy Thomas Notary Public
(Print Name)

My commission expires: 1-23-2021



STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 1st day of JUNE, 2017 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
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19

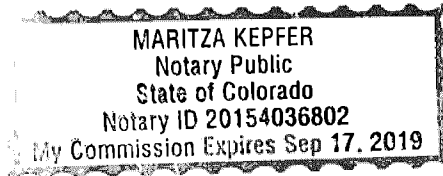


EXHIBIT A
Legal Description

Units 1 through 168, Phases 1 Amended, 2 Amended, and 3 through 14 as shown in the Record of Survey Map for the Weston Condominiums appearing in the records of the Utah County Recorder, as Entry Nos. 54737:1997; 54740:1997; 54742:1997; 54744:1997; 83130:1997; 83128:1997; 23281:1998; 45591:1998; 79571:1998; 79573:1998; 123930:1998; 8097:1999; 8099:1999; 8101:1999, respectively, and as identified and described in the Amended and Restated Declaration of Condominium, as amended and supplemented, of the official records of Utah County Recorder together with an undivided interest in and to the Common Areas appertaining to said Units as established in said Declaration, as amended, and Map. This conveyance is subject to the Provisions of the aforesaid Amended and Restated Declaration for Weston Condominiums, including any amendments thereto.

Parcel Nos.: 55:401:0001 and all other parcels contained within Phases 1 Amended, 2 Amended, and 3 through 14 for Weston Condominiums.