

RIGHT OF ENTRY AGREEMENT

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TCI CABLEVISION OF UTAH, INC.
1251 E. Wilmington Ave. Suite 150
Salt Lake City, Utah 84106

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04/01/94 1:42 PM 18.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
TCI CABLEVISION OF UTAH INC
REC BY: B GRAY , DEPUTY - WI

PROPERTY OWNER

PROPERTY

Name: Garden Towers Condo Owners Corp.

Complex Name: Garden Towers

Address: 141 2nd Avenue

Address: 141 2nd Avenue

City, State, Zip: Salt Lake City, UT 84103

City/State/Zip: Salt Lake City, Utah 84103

Contact Person: Russell L. Alley

Contact Person: Russell L. Alley

Telephone: (801)328-3741

Telephone: 328-3741

Owner or Authorized Agent: Russell L. Alley

This Agreement entered into this 15th day of October, 1993, by and between TCI CABLEVISION OF UTAH, INC. ("COMPANY"), and Garden Towers Condo Owners Corp. ("OWNER") located at 141 2nd Avenue, Salt Lake City, UT 84103.

In consideration of the mutual covenants, benefits and promises set out herein, the parties mutually agree as follows:

1. OWNER hereby grants to COMPANY exclusive rights to construct, install, own, operate and maintain equipment necessary to provide cable television service ("SYSTEM"), upon the property and within the building(s) consisting of 40 units located at 141 2nd Avenue in the city of Salt Lake City, and the county of Salt Lake, in the state of Utah (the "PROPERTY").
2. Subject to the availability thereof pursuant to applicable programming agreements, and the terms hereof, it is understood and agreed that the programming services offered by COMPANY hereunder will be those generally provided to the community. COMPANY reserves the right from time to time and at any time to modify or change such programming.
3. OWNER shall provide, without charge to the COMPANY, adequate space and electricity, and right of access for the construction, installation, operations, maintenance and repair of the SYSTEM, and for marketing, disconnecting and maintaining its service to residents of the PROPERTY, including, if necessary, a key to any locked room or door that contains the COMPANY'S SYSTEM.
4. COMPANY shall construct, install, own and maintain the SYSTEM in the building(s) described above, in accordance with all applicable regulations and codes. All parts of the SYSTEM on the PROPERTY, regardless of whether installed within or outside of building(s) and whether installed overhead, above, or underground, shall remain the personal property of COMPANY, and shall not be considered a fixture to the real estate or fixtures of the building(s) located thereon, nor shall any part of the SYSTEM be used at any time by or for the benefit of any party other than the COMPANY.

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5. COMPANY agrees to indemnify OWNER for any damage caused by COMPANY arising from or relating to the construction, installation, operation or removal of such facilities by COMPANY. COMPANY agrees to maintain public liability insurance covering its activities on the property, in amounts of not less than \$500,000 for injury to any one person, \$500,000 aggregate for any single occurrence, and at least \$500,000 for property damage.

6. TYPE OF ACCOUNT. (Check one and have OWNER initial.)

INDIVIDUAL RATE ACCOUNT: _____ (Initials of OWNER). OWNER agrees that COMPANY shall have the right to market and contract with individual residents of the PROPERTY for service, who shall be charged and billed individually for connection to the SYSTEM at the COMPANY'S regular and current monthly service rates and connection charges applicable to the service ordered.

BULK RATE ACCOUNT: AW (Initials of OWNER) OWNER agrees to pay for cable television service provided to the PROPERTY by COMPANY, and further agrees to enter into and sign COMPANY'S Bulk Rate Agreement. OWNER shall be responsible for and shall pay a monthly service charge under the conditions, rules and terms specified in the Bulk Rate Agreement.

7. By execution of the Agreement OWNER hereby grants COMPANY a Right of Entry and Exclusive Easement over, across, along and under the PROPERTY for the construction, installation, marketing, disconnecting, maintenance, repair, and replacement of all parts of the SYSTEM to serve the PROPERTY and/or adjoining properties.

8. OWNER agrees that resident managers will notify the COMPANY if and when they become aware of any damages to the COMPANY'S equipment including, but not limited to, lock boxes, cable, vault and converters.

9. It is understood and agreed that COMPANY may abandon its facilities in place and shall not be responsible for the removal thereof if such abandoned facilities will not interfere with the use and occupancy of the PROPERTY. The facilities will not be considered to be abandoned unless written notice to the effect is given by COMPANY to OWNER.

10. The term of this Agreement shall be for a period of fifteen (15) years, from the date first written above, renewable at the option of the COMPANY for an additional term of fifteen (15) years, however, the COMPANY may terminate this Agreement with thirty (30) days notice to the OWNER if COMPANY is unable to install or maintain the cable television system because of any governmental law, rule or regulation or due to any other cause beyond the reasonable control of the COMPANY. Should the OWNER elect to subscribe to a Bulk Rate Account for a term to be less than full term of this Agreement, upon expiration of the Bulk Rate Account term the OWNER may opt to renew that Bulk Rate Agreement or revert to the individually billed arrangement for the remainder of the term of this Agreement.

11. This Agreement supersedes any and all other Right of Entry Agreements between the parties, either oral or in writing, and replaces all other or previous Right of Entry Agreements relating to the subject matter hereof for the PROPERTY.

12. The benefits and obligations of this Agreement shall be considered as a covenant running with the land, and shall inure to the benefits of, and be binding upon, the successors, assignees, heirs and personal representatives of the OWNER and COMPANY. OWNER may not assign this Agreement without prior notice to the COMPANY and in no event unless the assignee agrees in writing to be bound by the terms of this Agreement.

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13. If legal action is necessary to enforce any provision of this Agreement, the prevailing party in such action shall be entitled to recover its costs and expenses of such action, including reasonable attorney's fees as determined pursuant to such action.

14. The undersigned OWNER or authorized agent hereby represents that he/she is the OWNER of the PROPERTY, or the authorized agent of the OWNER, with full authority to bind the OWNER to the terms and conditions of this Agreement.

OWNER:

COMPANY:

TCI CABLEVISION OF UTAH, INC.

By:

Signature

GARDEN TOWERS CONDO OWNERS CORP.

Print Name

Title: RUSSELL L. ALLEY, PRESIDENT

Date

September 7, 1993

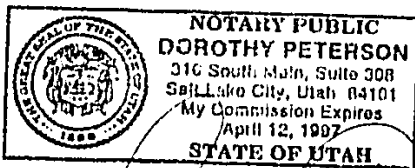
By:

Robert B. Vukich

Initials by Commercial Accounts Manager

David Reynolds
Vice President/COO

Date

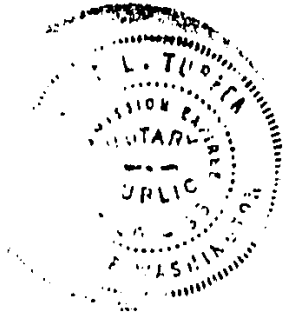


Dorothy Peterson
9/7/93

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On 11/1/93, before me, a Notary Public in and for said State, personally appeared David M. Reynolds, known to me to be the Executive Vice President/Chief Operating Officer of the corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the corporation therein named as COMPANY and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Janet L. Turpen
Janet L. Turpen, Notary Public
In and for the State of Washington
Residing at: Bellevue, WA
My Commission Expires: May 20, 1996

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PROPERTY INFORMATION

Parcel 09313840010000 Property Type CHRCH/PUBLIC Year Built 1981
Building Style APT/HIGHRISE Eff. Year Built 1982 Zoning 8905
Site Name Square Feet 0
Site Address 141 2nd Ave Sale Date 10180
Site City Salt Lake City State UT Zipcode 84103

OWNERSHIP INFORMATION

Owner GARDEN TOWERS CONDM COMMON AREA MASTER
Contact Garden Towers Condm Common Ar Telephone # 3648035
Address 141 2nd Ave Owner Occupied
City Salt Lake City State UT Zipcode 84103

PROPERTY TAX INFORMATION

Building Value Total Acres 0.53 Property Taxes 0.00
Land Value \$14600 Mortgage Holder 0000 Tax Rate 0.0191420
Total Value \$14600 Hillside Residence
Subdivision
Legal Description BEG S 89^40'21" E 372.484 FT FR SW COR LOT 4, BLK 3, PLAT I,
SLC, SUR; S 89^40'21" E 140.25 FT; N 0^21'06" E 165 FT; N
89^40'21" W 140.25 FT, S 0^21'06" W 165 FT TO BEG. .531 AC

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