

15

6140369

08/11/95 2:17 PM 6140369 15.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
I C S COMMUNICATIONS INC.  
REC BY: B GRAY DEPUTY - MP

**RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO:**

ICS Communications, Inc.  
10100 Santa Monica Blvd.  
15th Floor  
Los Angeles, California 90067  
Attention: President

**AGREEMENT FOR EXCLUSIVE LICENSE AND EASEMENT**

An Exclusive Licensee and Easement has been granted by Cedar Breaks Ltd., a Utah Limited Partnership ("Grantor") to Interactive Cable Systems, Inc., ("Grantee"), under that certain Exclusive Cable Television Access and Use Agreement ("Agreement") dated April 17, 1995 by and between Grantor and Grantee. The license and easement permits Grantee, among other things, the exclusive right to enter upon the Property (as defined in the Agreement) to construct, install, inspect, maintain, alter, substitute, improve, repair, replace, service, operate and remove any System Equipment (as defined in the Agreement), to engage in any other act or activity contemplated by the Agreement and to do all other things in connection with the operation of the System (as defined in the Agreement) at such times as Grantee determines in its discretion. The easement runs with the land and terminates on the termination of the Agreement. As used in the Agreement, the term "Property" means the real property consisting of approximately 184 apartments, condominiums, cooperative apartments or similar residential or commercial dwelling units located in Salt Lake City, County of Salt Lake, State of Utah at the address commonly known as: Cedar Breaks Apartments, 5300 South 17th West, as more particularly described on Exhibit A hereto.

In the event of any conflict between the terms and conditions of this agreement for and the terms and conditions of the Agreement, the Agreement shall control. The parties agree that the sole purpose of this agreement is to provide notice of the Agreement.

Executed this 17 day of April, 1995.

GRANTOR: CEDAR BREAKS, LTD. GRANTEE: INTERACTIVE CABLE SYSTEMS, INC.  
a Utah Limited Partnership a California corporation

By: Trisha Morris for Cedar Breaks Ltd By: Paul Nadel

Its: President of its General Partner Its: EVP

Print Name TRISHA MORRIS Print Name PAUL NADEL

Print Title VICE PRESIDENT, TRITON INV. INC. Print Title EVP

Notary Public  
AMY BABCOCK  
7140 South Shadow Cove  
Salt Lake City, Utah 84121  
My Commission Expires  
January 1, 1996  
State of Utah  
*Amy Babcock*

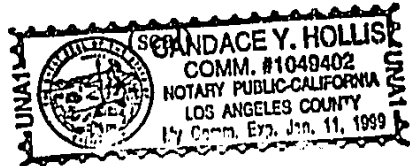
BK7205PG0175

STATE OF California  
COUNTY OF Los Angeles

On April 18, 1998, before me, Candace Y. Hollis,  
personally appeared Paul Nadel, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are  
subscribed to the within instrument and acknowledge to me that he she/they executed the same in  
his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument and the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Candace Y. Hollis



Unofficial Witness \_\_\_\_\_

BK7205PG0176

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property Name: Cedar Breaks Apartments  
Address: 5300 South 17th West  
City: Salt Lake City County: Salt Lake  
State: Utah Zip Code: 84123

FOR CITY RECORDS

The legal description is as follows:

**PARCEL 1**

Beginning at a point which is South 100 feet, more or less, and East 1069.331 from the North Quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 82.61 feet, thence Easterly along a curve to the right 142.526 feet to the West line of 1500 West Street; thence South 202.46 feet; thence South 1 deg. 38'12" East 175.071 feet; thence South 819.59 feet; thence Southwesterly along a curve to the right 39.22 feet to the North line of 5600 South Street; thence South 89 deg. 53'12" West 376 feet; thence North 99 feet; thence West 40.097 feet; thence North 465.34 feet; thence North 44 deg. 11'34" East 50.21 feet; thence East 106.415 feet; thence North 45 deg. East 98.995 feet; thence North 563.973 feet to the point of beginning.

**PARCEL 2**

Beginning at a point which is South 1334.655 feet, more or less, and East 857.939 feet from the North Quarter corner of said Section 15; and running thence North 99 feet; thence East 40.097 feet, more or less, to the West line of said Parcel 1 thence South 99 feet; thence West 40.097 feet to the point of beginning.