

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 1, 2017, 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 FRUP SLC, LLC, with an address of 2019 S Main St, Suite #2, Salt Lake City, Utah 84115 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 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 264 North 200 West 268 North 200 West, 300 North 177 West, Salt Lake City, UT 84103 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.

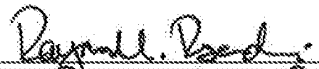
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

FRUP SLC, LLC

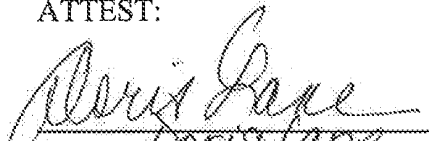

Name: Jose Madrigal


By: 
Name: Raymond M. Baxendale
Title: Manager

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

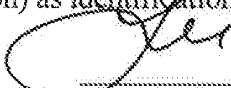

Name: Alexis Gape

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

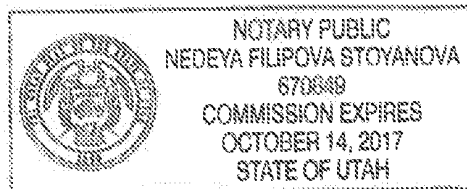
W

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21 day of December, 2016 by Raymond Rosendin, the manager of FRUP SLC, LLC, on behalf of said entity. He/she is personally known to me or has presented Driver License (type of identification) as identification and did/did not take an oath. Witness my hand and official seal.


Nedeya Filipova Stoyanova Notary Public
(Print Name)

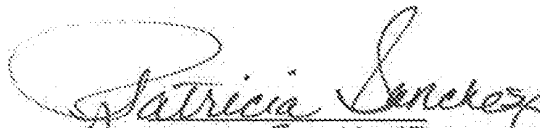
My commission expires: October 14, 2017



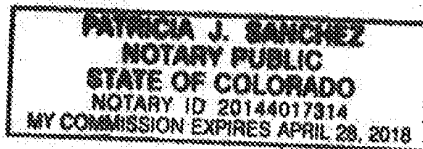
STATE OF Colorado)
) ss.
COUNTY OF Windsor)

The foregoing instrument was acknowledged before me this 6th day of March, 2017 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.


PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/18



The Arches Legal Description

Property Information			
Identification:	<input type="text" value="08-38-404-004-0000"/> <small>Parcel Number</small>	<input type="text" value="08364040040000"/> <small>APN</small>	<input type="text" value="134358795"/> <small>UCI</small>
Land Use:	<input type="text" value="Commercial/Industrial"/> <small>General</small>	<input type="text" value="Hotel/Motel/Apartment"/> <small>Specific</small>	<input type="text" value="16"/> <small>Chartered Use Code</small>
Lot Information:	<input type="text" value="0.19"/> <small>Lot Acreage</small>	<input type="text" value="8,278"/> <small>Lot SF</small>	Bldg Information:
			<input type="text" value="0"/> <small>Finished SF</small>
			<input type="text" value=""/> <small>Bedrooms</small>
			<input type="text" value=""/> <small>Bathrooms</small>
			<input type="text" value=""/> <small>Year Built</small>
Legal Description:	<input type="text" value="COM 7 RDS S FR NW COR LOT 5 BLK 104 PLAT A SLC SUR S 3 RDS E 10 RDS, N 3 RDS, W 10 RDS TO BEG. 6670-2181 8612-6864 8669-6828,6830,6632,6834,6836"/>		
Subdivision:	<input type="text" value=""/>		County: <input type="text" value="Salt Lake"/>
Site Address:	<input type="text" value="264 N 200"/>	<input type="text" value="SALT LAKE CITY, UT"/>	<input type="text" value="84103"/>
Owner:	<input type="text" value="FRUP SLC LLC"/>		
Owner Address:	<input type="text" value="1 BLACKFIELD DR, 338"/>	<input type="text" value="TIBURON, CA"/>	<input type="text" value="94920"/>