

RIGHT OF ENTRY AGREEMENT

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

07/28/95 2:00 PM 6129535 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TCI CABLEVISION OF UTAH, INC.
REC BY: D KILPACK DEPUTY - WI

6129535

PROPERTY OWNER

Name: Housing Authority of Salt Lake
Address: 1776 South West Temple
City, State, Zip: Salt Lake City, Utah 84115
Contact Person: Tom Scholl
Telephone: 487-2161

PROPERTY

Complex Name: The Embassy Arms
Address: 120 S. 300 E.
City/State/Zip: Salt Lake City, Utah 84111
Contact Person: Tom Scholl
Telephone: 487-2161 ext.1236

Owner or Authorized Agent: Kevin Shafer

This Agreement entered into this September 3, 1993, by and between TCI CABLEVISION OF UTAH, INC. ("COMPANY"), and Housing Authority of Salt Lake ("OWNER") located at 1776 South West Temple, Salt Lake City, Utah 84115.

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 34 units located at 120 S. 300 E. 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 (electricity costs not to exceed \$6.00 per month per building), 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. A key may be obtained 24 hours a day to any locked area that contains the company's system from the Housing Authority's Physical Facilities Division, 487-2161.
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.)

(X) 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: _____ (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 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.

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 for additional terms of one (1) year, unless either party gives written notice at least 6 months prior to any expiration of this agreement. 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:

By: Todd Brashear
Signature

TODD BRASHEAR
Print Name

Title: Finance Mgr.

2/23/94
Date

COMPANY:

TCI CABLEVISION OF UTAH, INC.

By: Wendy Karpel
Wendy Karpel

Rich Beut 3/1/94
Initialed by Commercial Accounts Manager

Sharon Becker

Sharon Becker
State Vice-President

3/3/94
Date

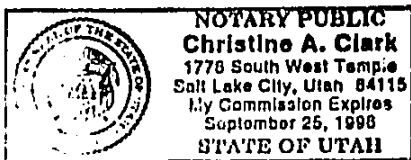
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NOTARIZATION OF OWNER / AUTHORIZED AGENT SIGNATURE

STATE OF Utah)
COUNTY OF Salt Lake)) SS

On this 23rd day of February, 1994, before me, a Notary Public I/1 and for the State of Utah personally appeared Todd F. Bradman to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as he/she free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

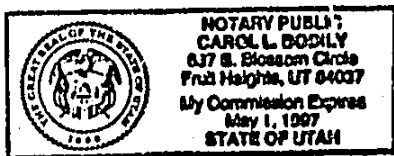


Christine A. Clark
Notary Public
My Commission Expires: 9-25-94

STATE OF Utah)
COUNTY OF Salt Lake)) SS

On this 3rd day of March, 1994, before me, a Notary Public in and for the State of Utah personally appeared Sharon Becker to me known to be the State VP of the corporation that 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.



Carol Bodily
Notary Public
My Commission Expires: 5/1/97

PROPERTY INFORMATION

Parcel	16061290150000	Property Type	952	Year Built	1931
Building Style		Eff. Year Built	1965	Zoning	2000
Site Name	Embassey Arm			Square Feet	15240
Site Address	120 S 300 E			Sale Date	/ /
Site City	Salt Lake City	State	UT	Zipcode	84111

OWNERSHIP INFORMATION

Owner	PAULINE DOWNS LLC			Telephone #	80136335
Contact	Marvin F Poer & Co			Owner Occupied	
Address	1776 S West Temple			Zipcode	84115
City	Salt Lake City	State	UT		

PROPERTY TAX INFORMATION

Building Value	\$310200	Total Acres	0.22	93 Taxes	366.61
Land Value	\$160300	Mortgage Holder	0000	92 Taxes	7362.72
Total Value	\$470500			Tax Rate	193830
Subdivision					
Legal Description	BEG 127 FT S FR NE COR LOT 8, BLK 72, PLAT A, SLC SUR; S 71 FT; W 132 FT; N 71 FT; E 132 FT TO BEG. 5007-0725 5890-2527 5890-2529 6212-1298 6267-2546 6597-1319				

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