

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated December 1, 2012, is made by and between Comcast of the South, Inc., with an address of, 12641 Corporate Lakes Drive, Fort Myers FL 33913 its successors and assigns, hereinafter referred to as "Grantee" and The Sanctuary at Wulfert Point Community Association, Inc., with an address of Wulfert Road, Sanibel FL 33957 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated December 1, 2012, 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, an 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 subject to the terms of the Services Agreement 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 in Lee County, Florida 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 the term of the Services Agreement and for a period of 6 months thereafter.

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:

The Sanctuary at Wulfert Point Community Association, Inc.

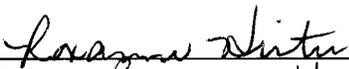

Name: David K Fowler

By: 
Name: LEE C. HARRISON
Title: PRESIDENT

GRANTEE

ATTEST:

Comcast of the South, Inc.


Name: Roxanne Hirtler

By: 
Name: Amy Smith
Title: Regional Senior Vice President, Florida Region

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 21st day of February, 2013 by LEO LARKIN, the PRESIDENT of The Sanctuary at Wulfert Point Community 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.



Notary Public
(Print Name)

My commission expires: _____



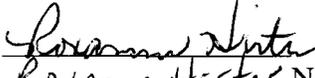
STATE OF Florida)
) ss.
COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 2nd day of May, 2013 by Amy Smith, the Regional Senior Vice President, Florida Region of Comcast of the South, 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.



ROXANNE HIRTER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD973116
EXPIRES 6/13/2014
BONDED THRU 1-888-NOTARY1


Roxanne Hirter Notary Public
(Print Name)

My Commission expires: 6/13/14

LEGAL DESCRIPTION

All public utility easements as depicted on the following described Plats all as recorded in the Public Records of Lee County, Florida:

Sanctuary at Wulfert Point Phase 1, Plat Book 50, Page 46, Instrument # 3266067.

Sanctuary at Wulfert Point Phase 2A, Plat Book 50, Page 57, Instrument # 3268996.

Sanctuary at Wulfert Point Phase 1 replat of Lot 48 and 49 and Tract I, Plat Book 51, Page 47, Instrument # 3373786.

Sanctuary at Wulfert Point Phase 2B, Plat Book 52, Page 1, Instrument # 3406677.

Sanctuary at Wulfert Point Phase 3, Plat Book 55, Page 30, Instrument # 3628419.

Sanctuary at Wulfert Point Phase 2A replat of Lots 21C through 26C and Tract A, Plat Book 56, Page 5, Instrument # 3678402.

Sanctuary at Wulfert Point Phase 2A, Plat Book 56, Page 92, Instrument # 3795604.

Sanctuary at Wulfert Point Phase 2A replat of Lots 21C and 22C, Plat Book 58, Page 56, Instrument # 3982635.

Sanctuary at Wulfert Point Phase 2B, Plat Book 58, Page 58, Instrument # 3982632.