

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated November 1, 2016, is made by and between Comcast of Colorado VI, LLC, with an address of 8000 E. Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Vantage Point-Vail Condominium Association, Inc., with an address of 508 E Lionshead Circle , Vail ,Colorado 81657 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated November 1, 2016, 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 508 E Lionshead Circle , Vail, CO 81657 in Eagle County , Colorado 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.

For the term of this Easement, the Grantee, (a) agrees to repair and/or replace any damage to the Premises resulting from the installation, operation, maintenance or repair of the Company Wiring; (b) agrees to maintain public liability insurance and property damage insurance as required by its franchise agreement with the Franchise Authority; and (c) shall indemnify, defend and hold the Grantor, its personnel, directors, agents and representatives harmless from or against any and all claims, damage or expense arising out of the actions or omissions of the Grantee, its personnel, directors, agents and representatives with respect to the installation, operation, maintenance or removal of the Company Wiring at the Property pursuant to this Easement. The Grantor shall indemnify, defend and hold harmless the Grantee, its

personnel, directors, agents and representatives from and against any and all claims, damage or expense arising out of the actions or omissions of the Grantor, its personnel, directors, agents and representatives.


This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

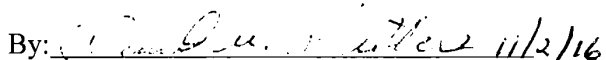
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Vantage Point-Vail Condominium Association, Inc.



Name: Jennifer Miller


By:  11/2/16
Name: DANIEL G. MILLER
Title: PRESIDENT HOA

GRANTEE

ATTEST:

Comcast of Colorado VI, LLC


Name: Alexis Gase

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

STATE OF Calif)
) ss.
COUNTY OF San Diego)

The foregoing instrument was acknowledged before me this 2 day of Nov., 2016 by Daniel G. Miller, the HOA President of Vantage Point-Vail Condominium Association, Inc., on behalf of said entity. He/she is personally known to me or has presented Driver's Lic (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



My commission expires

F. MAHMOUDI
[Signature] Notary Public
(Print Name)

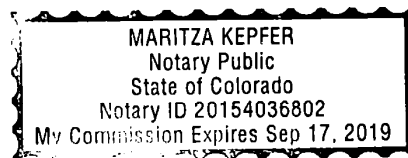
STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 18 day of NOVEMBER, 2016 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Colorado VI, LLC, 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.

Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19



LEGAL DESCRIPTION

Vantage Point – Vail Condominiums

508 E. Lionshead Circle

Lots 1 and 2 Lionshead First Filing Zone Commercial Corp 2

Town of Vail, County of Eagle, State of Colorado