

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Land Services
2166 Palmetto St
Mail Code: CW ENG
Clearwater, Florida 33765

Parcel # R23 423 18 0000 0010 0000
R24 423 18 0000 0010 0000
STR: 23/24-23S-18E

EASEMENT

State of Florida
County of Hernando

THIS EASEMENT ("**Easement**") is made this 26th day of September, 2023, from **HERNANDO COUNTY**, a political subdivision of the State of Florida existing under the laws of the State of Florida ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in Sections 23 & 24, Township 23S, Range 18E, Hernando County, Florida, as recorded in Book 75, Page 24, in the Public Records of Hernando County, Florida ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

Private roadways of Telcom Drive and Technology Drive, along with a 10 foot wide strip abutting both sides of the private roads in the areas shown on accompanying Exhibit "A" (hereinafter referred to as the "**Easement Area**").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
10. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 26th day of September, 20 23.

Witnesses:

HERNANDO COUNTY

a subdivision of the State of Florida existing under the laws of the State of Florida

Colleen Conko
(Witness #1)

Printed Name: Colleen Conko

Heidi Kuppe
(Witness #2)

Printed Name: HEIDI KUPPE

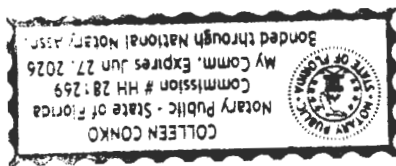
[Signature]
John Allocco, Chairman, Board of County Commissioners



Grantor(s) Mailing Address:
15470 Flight Path Drive
Brooksville, FL 34604

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of September, 20 23 by John Allocco, Chairman, Board of County Commissioners of HERNANDO COUNTY, a political subdivision of the State of Florida, on behalf of the County. He is personally known to me or has produced _____ as identification.



Notary Public: Colleen Conko
Printed/ Typed Name: Colleen Conko
Commission Expires: 06/27/2026

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

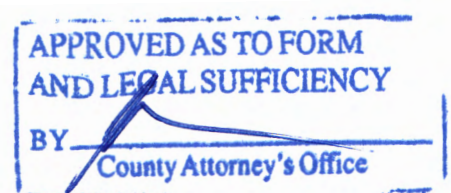
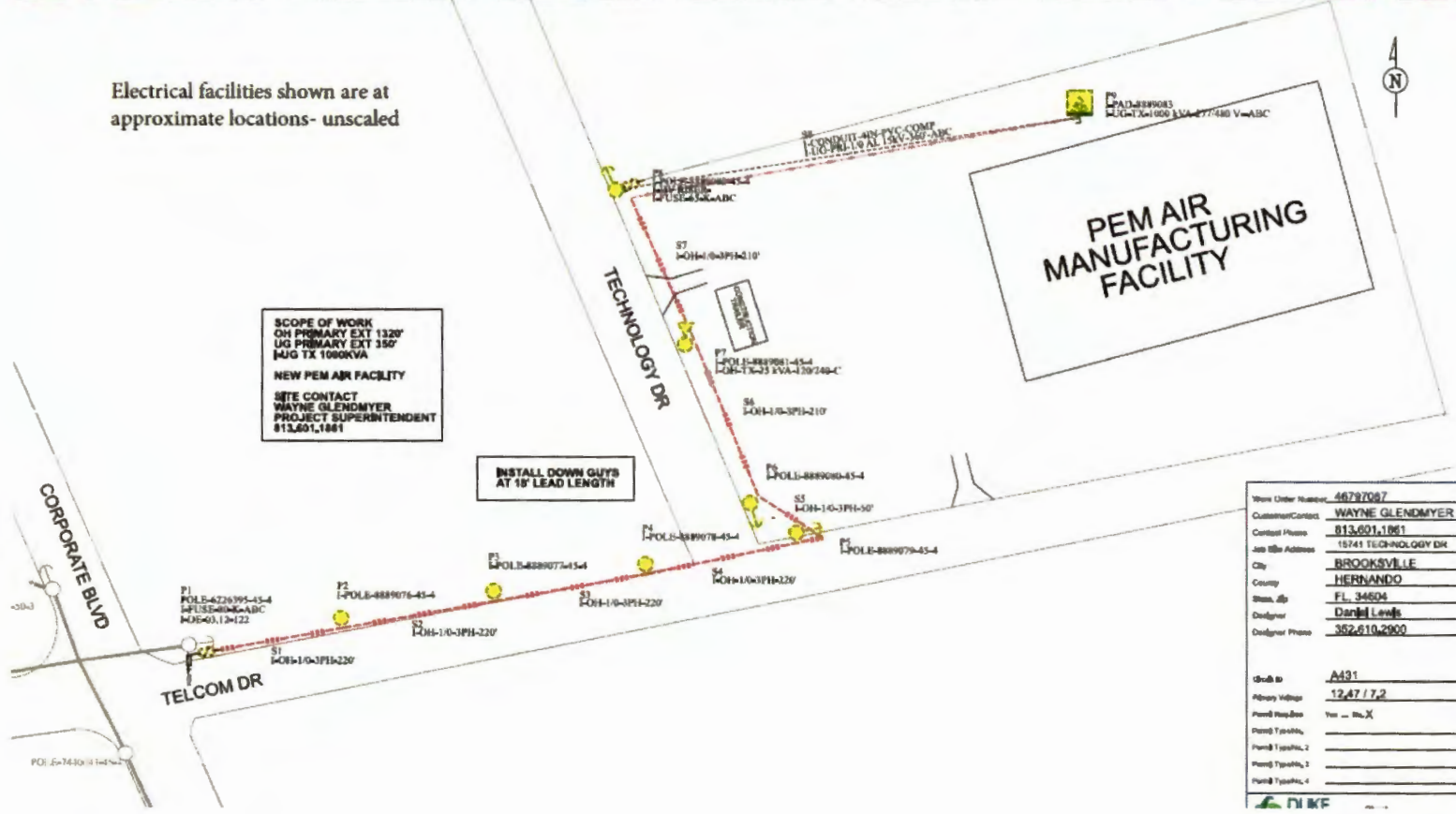


Exhibit "A"

<p>SAFETYFirst PERSONAL ACCOUNTABILITY ADVERSE IMPACTS HIGHER PERFORMANCE</p>	<p>USP: Add Up Stream Protection, Facility ID, and Blocking Device Type</p> <p>USP1 BREAKER - A431</p> <p>USP2</p> <p>USP3</p> <p>USP4</p>	<p>Safety Reminders / Adverse Conditions</p> <p>7: SINGLE PHASE OH TX FOR TEMP SERVICE ONLY, WILL BE REMOVED LATER</p> <p>7: INSTALL DOWN GUYS WITH 18' LL</p>	<p>Work Zone General Comments: Double click to</p>
	<p>REMEMBER! Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.</p>		



Work Order Number	46797087
Customer/Contact	WAYNE GLENDMYER
Contact Phone	813.601.1861
Job Site Address	15741 TECHNOLOGY DR
City	BROOKSVILLE
County	HERNANDO
State, ZIP	FL 34604
Designer	Daniel Lewis
Designer Phone	352.610.2600
Drawn By	A431
Review/Verify	12.07 / 7.2
Permit Fee/Date	Yes - No X
Permit Type/No.	
Permit Type/No. 2	
Permit Type/No. 3	
Permit Type/No. 4	