HERNANDO COUNTY, FLORIDA Rattler Renewable Energy Center Site #: 115757 Land Unit: 1714520



Prepared By: Manny R. Vilaret, Esquire Vilaret Law, PLLC 10901 Danka Circle, Suite C Saint Petersburg, Florida 33716

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors, and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), Post Office Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity underground electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the underground transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over (for the junction boxes), under, upon (for the junction boxes), across, through and within the following described lands in Hernando County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Within Tax Parcel Number: R22 421 20 0000 0010 0010

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and related facilities, wires and voltage, adjust the centerline within the Easement Area and to build, maintain and protect such roadways as may reasonably be required for these purposes.

The buried underground cable and junction boxes will not interfere with or otherwise diminish the use of the land as public park or diminish or reduce the recreational use opportunities of the area and overall park property. Except for the junction boxes, there are no proposed above ground support structures, and none are proposed in the future.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE's lock linked with GRANTOR's lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area that would interfere with maintenance of Easement. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

GRANTOR covenants and agrees that no trees, buildings, permanent structures, ponds, or obstacles will be located or constructed within the Easement Area that would interfere with the maintenance of Easement.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or

Return to: Duke Energy Attn: Data and Document Management 3300 Exchange Place, NP4A Lake Mary, FL 32746 encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, <u>www.prgnprojectsolutions.com</u>, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this ______ day of _____, 2025.

ATTEST:

Douglas A. Chorvat, Jr.

Print or Type Name of First Witness

Signature of Second Witness

Print or Type Name of Second Witness

GRANTOR: HERNANDO COUNTY, FLORIDA

Brian Hawkins, Chairman Hernando County Board of County Commissioners

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: Malissa Tartaglia

County Attorney's Office

Brooksville, FL 34604

Grantor's mailing address: Hernando County Board of County Commissioners 15470 Flight Path Drive

State ofFlorida)))ssCounty ofHernando)

The foregoing Easement was acknowledged before me by means of \Box physical presence or \Box online notarization, this ______ day of ______, 2025, by Brian Hawkins as Chairman of the Hernando County Board of County Commissioners, who is (check one) \Box personally known to me, or \Box produced _______ as identification.

NOTARY SEAL

Notary Public