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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

10-12-2016 02:27:33 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3312

PG: 2390-2393

EASEMENT AND MEMORANDUM OF AGREEMENT

DOCUMENT PREPARED BY:

Time Warner Cable

Jacob Sullivan

AFTER RECORDING, RETURN TO:

Time Warner Cable Enterprises LLC

3140 West Arrowood Road

Charlotte, NC 28273

Telephone: 1-704-378-3050

Facsimile: 1-704-378-2679

Attn: Jacob Sullivan

ENVELOPE

1. Grant of Easement

In consideration of the covenants and agreements in the Agreement (defined below), for \$10, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, V Plus LLC ("Grantor") grants to Time Warner Cable Enterprises LLC ("Grantee"), a perpetual, non-exclusive easement on, over, under, across and through Grantor's property and all its improvements (as described in Attachment 1) (the "Property"), together with all rights of access, ingress and egress for the purposes stated hereafter (the "Easement"). The Easement is for the purposes of permitting Grantee and its affiliates and contractors to (i) install, operate, maintain, upgrade, repair, replace, and/or remove a system (including wiring, poles, conduit, molding, pipes, antennas, WiFi access points, servers, switch equipment, software, central processing units and other facilities and equipment) ("System") for the delivery of video, entertainment, high-speed data, phone and phone replacement, and other services ("Services") to the Property and to any other properties or customers that can be served by such System; and (ii) market, offer and provide such Services to residents of the Property, all as more fully provided in the Service and Marketing Agreement between Grantor and Grantee with respect to the Property (the "Agreement"). The location of the Easement shall be as set forth in the drawings attached to Attachment 1, or, in the absence of such drawings, five feet on either side of the System as actually built. Grantor will provide mutually acceptable locations where Grantee may install WiFi access points for private and public WiFi service, with a standard electric power source to be provided by Grantor. If required per the Agreement, Grantor will also provide an internal Equipment Room as described in the Agreement.

Time Warner Cable

Easement and Memorandum of Agreement – Page 1

This Easement and other rights granted to Grantee run with the title to the Property and are binding on Grantor, all subsequent owners of the Property, and others who may claim an interest in the Property. Grantor reserves the right to grant other easements on or rights of access to the Property, but will not allow such other grants to interfere with this Easement or the operation of the System.

2. Memorandum of Agreement

In addition to the rights granted above, the Agreement grants to Grantee certain exclusive and/or non-exclusive rights to market and provide Services to residents of the Property. During the term of the Agreement, Grantor has agreed that it shall not enter into any bulk billed, bulk provision (regardless of whether for a fee), bulk or volume discount, Grantor-guaranteed payment, Grantor-subsidized (e.g., construction reimbursement or subsidy), or any other similar arrangement with any other provider for multi-channel video service, Internet access service, WiFi service, or voice service.

DATED EFFECTIVE AS OF: 6-6-2016

Grantor: V Plus LLC

Sara Ogburn

By: [Signature]

Title: Member

Date: 6/6/2016

State of North Carolina)
County of Forsyth) ss:

This instrument was acknowledged before me by
Sara C. Ogburn Jr as the member of
V Plus on 6/6, 2016.

Witness my hand and official seal.

Andy A. Ashby ANDY A. ASHBY
Notary Public



My commission expires: 2-22-2020

Attachment 1
TO
EASEMENT AND MEMORANDUM OF AGREEMENT

237 N. Sunset Drive Apartments
237 N. Sunset Drive
Winston Salem NC 27101

Property Legal Description

Attached.

6904628 v2

ATTACHMENT 1
TO
EASEMENT AND MEMORANDUM OF AGREEMENT

Parcel ID # 6825-65-8928.00

As recorded in the Forsyth County NC Register of Deeds Office