

Prepared by and Return to:  
Bright House Networks, LLC  
720 Magnolia Avenue  
Melbourne FL 32935

## **EASEMENT AND RIGHT OF ENTRY**

**THIS EASEMENT AND RIGHT OF ENTRY AGREEMENT** is made and entered into the 29th day of April 2016, ("Effective Date") by Cocoa Cabanas Condominium Association, Inc., a Florida non-profit corporation, hereinafter called (the "Grantor"), to Bright House Networks, L.L.C., having an office located at 720 Magnolia Avenue, Melbourne, Florida 32935, hereinafter called (the "Grantee").

**GRANTOR**, in consideration of Ten Dollar (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, being the Association for the Cocoa Cabanas, Condominiums located at 1951 S. Atlantic Avenue, Cocoa Beach, FL 32931 and more fully described in the attached **Exhibit A** ("Premises").

**GRANTOR HEREBY GRANTS**, bargains and sells to Grantee, its agents, successors and assigns, irrevocable easement-in-gross interests in, on, over, across, under and throughout the Premises for a period of ten (10) years from the Effective Date and shall automatically renew for successive three (3)-year terms thereafter unless Customer or BHN provides to the other party written notice of non-renewal at least ninety (90) days prior to expiration of the then-current term. This easement shall allow for the construction, operation and maintenance of cable television facilities (including without limitation, wires, conduit, connectors and related equipment) installed or to be installed from time to time; with the right to reconstruct, improve, add to and remove any such facilities, and the right of ingress and egress to the premises at all times; and to enable Grantee to provide cable, Internet, telephone, data, entertainment, and other information and telecommunication services to residents of the Premises.

**GRANTOR HEREBY GRANTS** to BHN the right to market any Service, including but not limited to any home monitoring service, at the Premises or via website, communications, materials or other means directed to the Premises or to any Unit or Resident.

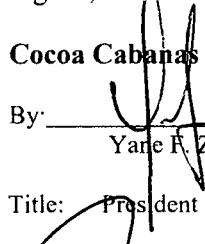
**GRANTOR** hereby covenants with Grantee that it is lawfully seized of this Premises in fee simple; that it has good right of legal authority to sell and convey the described interest in the Premises; and that this conveyance complies with its articles of incorporation and by-laws.

**IN WITNESS WHEREOF**, Grantor has executed this Easement and Right of Entry Agreement in its name and has affixed its corporate seal hereto, by its proper officers, duly authorized to do so, on the day and year first written above.

[DATE, SIGNATURE, AND NOTARIZATION ON FOLLOWING PAGES]

Signed, sealed and delivered in the presence of:

**Cocoa Cabanas Condominium Association, Inc.**

By:  \_\_\_\_\_

Yane F. Zana

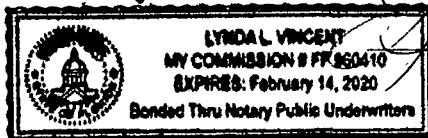
Title: President

Attest:

 \_\_\_\_\_  
STATE OF FLORIDA }  
COUNTY OF Brevard }

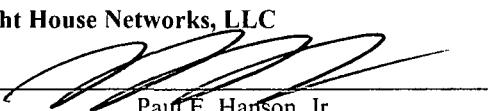
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2016,  
by Yane Zana a President, on behalf of the corporation

My commission expires:



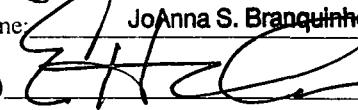
Lynda L. Vincent  
Notary Public

**Bright House Networks, LLC**

By:  \_\_\_\_\_

Paul E. Hanson, Jr.

Title: Vice President of Operations and General Manager

(Witness)  \_\_\_\_\_  
Print Name: JoAnna S. Brancinhe \_\_\_\_\_  
(Witness)  \_\_\_\_\_  
Print Name: Eddie Holliday \_\_\_\_\_

State of Florida }  
County of Brevard }

The foregoing instrument was acknowledged before me this 20 day of July, 2016, by  
Paul E. Hanson, Jr. He is personally known to me and did/did not take an oath.

Etha Marie Campainha  
Notary Public; State of Florida

Etha Marie Campainha  
Print Name

My Commission Expiration

4/19/2018  
My Commission No.

FF093875



**EXHIBIT A**

**Lots 1 and 2, and the North one-half of Lot 10, Block C, together with the vacated alley lying adjacent to and between Lots 1 and 2 on the East and Lot 10 on the West and together with the South 10 feet of vacated Oleander Street, Plat of RE-SUBDIVISION OF BLOCKS D, G, E AND H AND TRACTS I, J AND K, BURCHFIELD AND BRUNER'S ADDITION TO CRESCENT BEACH, according to the map or plat thereof as recorded in Plat Book 3, Page 5, Public Records of Brevard County, Florida.**