

**AT&T CONNECTED COMMUNITIES® (“ACC”)
SFU ACCESS AGREEMENT (“AGREEMENT”)
EXISTING CONSTRUCTION PROPERTY**

This Agreement is by and between and **BellSouth Telecommunications, LLC**, a Georgia limited liability company with its principal place of business at 1025 Lenox Park Blvd. NE, Atlanta, Georgia 30319-5309 (“AT&T”), and **Sunset Lakes Homeowners Association, Inc.**, a(n) Florida corporation, with its principal place of business at 6972 Lake Gloria Blvd, Orlando, Florida 32809 (“Association”). AT&T and Association may be referred to herein individually as a “Party” and collectively as the “Parties”.

WHEREAS, Association controls the common areas and represents the multiple dwelling residential units (each a “Unit”) described in Exhibit A (“Property”), and Association agrees to provide access to the Property so that AT&T may provide services to residents and prospective residents (“Residents”) of Association’s Property; under the terms contained herein; and

WHEREAS, AT&T is engaged in the business of providing services, including but not limited to, voice, data, wireless and video services (“AT&T Services”) and desires to make such services available to Residents of the Property; and

WHEREAS, Association desires to give AT&T the right to (a) deploy (install, own, repair, operate, remove, improve, and maintain) a property wide fiber optic network (including extension of fiber optic facilities to each Unit) and/or other wire facilities, innerducts, conduits, raceways, moldings, network cabinets and other related equipment capable of accommodating voice, data and video transmissions and/or other services (“AT&T Facilities”) at the Property, and (b) the right to market and provide its current and future services, to Residents at the Property.

NOW, THEREFORE, the Parties hereby agree as follows:

1. Term of Agreement: The term of this Agreement (“Term”) shall begin on the date that AT&T countersigns this Agreement (“Effective Date”) and shall continue for **ten (10) years and nine (9) months** thereafter (the date ten (10) years and nine (9) months following the Effective Date shall be known as the “Expiration Date”), unless terminated earlier as provided herein. Upon the Expiration Date, this Agreement shall renew for successive one (1) year Term(s) unless either Party provides the other Party at least thirty (30) days prior notice to the end of the then-current term pursuant to the Notices and Payments section below.

2. AT&T Services: AT&T Services will be provided pursuant to terms and conditions set forth between AT&T and each Resident. AT&T may price the AT&T Services and offer them in such combinations and/or substitute them with such other products and services as AT&T may determine and AT&T may add or change the AT&T Services name(s), features, components, pricing, terms and conditions, means of delivery, etc., including those of any substitute service at any time. Subject to the Laws (Section 23, below), AT&T may deny the AT&T Services to any Resident, require deposits, or modify its credit terms as it deems appropriate or in accordance with applicable regulatory commission rules and regulations of the state in which the AT&T Service is to be provided. Nothing in this Agreement shall preclude, nor shall Association restrict, in any way, AT&T from providing direct, AT&T Services-related communications with Residents or prospective Residents. For Properties within AT&T’s ILEC territory in the states of Alabama, Arkansas, Florida, Georgia, Indiana, Kansas, Kentucky, Louisiana, Missouri, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas and Wisconsin, AT&T will not provide traditional voice POTS service for residential or business use but still will make available VOIP. For Properties located outside of AT&T’s ILEC territory, AT&T will not provide any voice (POTS or VOIP) services.

3. Compensation: Provided Association is in material compliance with its obligations under this Agreement, AT&T will compensate Association pursuant to the terms and conditions set forth in Exhibit B (“Compensation”). Association is requesting AT&T make all payments to Association utilizing the information provided on Exhibit A.

3.1 No Compensation shall be paid to Association until AT&T receives (i) an official W-9 form (or a valid 147c letter) from the Association wherein all information (including the Payee name and Federal Tax Identification Number (“Taxpayer ID”)) matches the information provided in Exhibit A of this Agreement and the IRS records for such Payee, and (ii) a form 590 for California as required. A 147c letter may be requested from the IRS (Department of the Treasury) by the Association.

All Compensation will be based on AT&T’s summary billing records as established by AT&T verification of the address information provided by the Association on the Property Address Form referenced in Exhibit A. Association may request the Property Address Form from AT&T at the email address on Exhibit A. Compensation will only be made for those Units with complete address information included on the Property Address Form. Association may update the Property Address Form to include additional addresses for the Property, up to the number of Units specified in Exhibit A. Compensation for such additional Units will be eligible for payment starting the month of submission if such addresses are provided by the fifteenth (15th) of that month. Addresses for Units submitted after the fifteenth (15th) of a given month will be eligible for payment the following month. Compensation for the additional addresses shall occur in accordance with these terms and no retroactive payments shall be made.

No Compensation is payable for any preexisting agreements between AT&T and any third party, Association’s agent or other representative with respect to the Property and the subject matter of this Agreement.

3.2 Check Payment: If a check is returned to AT&T as undeliverable to the payee address in Exhibit A, AT&T shall notify the Association of such returned check and may hold further checks until Association provides a valid W-9 accompanied by an email or letter from Association (from an email address or on letterhead clearly identifying Association) confirming the correct address for delivery of checks, after which (i) such address shall be used as the payee address for all checks and (ii) within ninety (90) days, AT&T shall make any payments that were held. AT&T is not liable for any delays in receipt of funds or errors in entries caused by Association, Association’s agent or other representative.

3.3 EFT Payment Option: Electronic Funds Transfer ("EFT") is any system or process that utilizes an electronic format and protocol to send or receive data files. EFT is processed through the Automated Clearing House (ACH) to the financial institution designated by Association. Remittance information will be communicated together with the funds transfer via the ACH network. Association and AT&T will abide by the National Automated Clearing House Association (NACHA) rules and regulations.

During the term of this Agreement, Association may request AT&T to modify payment arrangement from check to EFT by sending the EFT form along with acceptable EFT supporting documentation to verify banking information provided on the EFT form, to AT&T at acc.se@att.com. Within ninety (90) days after the end of the calendar month in which AT&T receives all required information, AT&T will make all payments to Association via EFT utilizing the information provided by Association on the EFT form.

Association is responsible for notifying AT&T of any EFT account or routing number changes. Association shall provide (i) an updated EFT form, (ii) acceptable EFT supporting documentation to verify banking information provided on the EFT form and (iii) an email or letter from Association (from an email address or on letterhead clearly identifying Association) to AT&T at acc.se@att.com.

If an EFT payment is returned to AT&T as undeliverable, AT&T shall notify the Association of such returned EFT and may hold further payments until Association provides (i) an updated EFT form, (ii) acceptable EFT supporting documentation to verify banking information provided and (iii) an email or letter from Association (from an email address or on letterhead clearly identifying Association) to AT&T at acc.se@att.com. Within ninety (90) days after the end of the calendar month in which AT&T receives all required information, as provided above, AT&T shall make any held payments to Association utilizing the new account and routing information provided by Association on the updated EFT form. AT&T is not liable for any delays in receipt of funds or errors in entries caused by Association, Association's agent or other representative, including Association's financial institution. Association is responsible for its own banking fees. Undeliverable EFT payments that exceed forty-five (45) days may be distributed via paper check to the Payee address listed in Exhibit A until such time updated EFT Form and supporting documentation is provided and will follow the implementation process set forth above.

4. Facility Provisioning: AT&T shall have the right to provide and maintain AT&T's Facilities from its Central Office to the demarcation point(s) for the Property ("Demarc(s)"), including the Demarcs in the common and business use areas of the Property if Association makes available the necessary space and power. All of the AT&T Facilities pursuant to this Agreement and used at the Property by AT&T, which are installed at AT&T's expense (whether by AT&T or on its behalf), shall at all times during and after the Term of this Agreement be and remain the personal property of AT&T and shall not be considered fixtures of the Property. Neither Association, nor any third party shall have any rights in the AT&T Facilities except as expressly granted in writing by AT&T. Association shall provide Association-owned conduit from the Property line to all designated AT&T serving locations, as agreed to by Association and AT&T in which AT&T cables installed at the Property are placed, Association shall do so at no cost to AT&T pursuant to AT&T specifications, including without limitation that AT&T shall have the exclusive right to use no less than one innerduct within the conduit. If Association controls wiring between the Demarcs and the wall jacks inside the Home, the Association shall provide and maintain its wire, cable, and connector jacks from the Demarcs to the wall jacks in the Homes ("Inside Wire") and while AT&T is using a specific portion of Inside Wire within a Home to provide a service to a Resident, Association shall allow AT&T to be the only user of such portion of Inside Wire. Association may allow another provider to use an unused portion of Inside Wire at the Property to serve a Resident that is a subscriber to multiple providers or the entire portion of a Resident's Inside Wire if Resident is not an AT&T customer. AT&T shall have no obligation to provide AT&T Services where the Inside Wire does not meet AT&T's minimum wiring specifications required to accommodate provision of such AT&T Service. Association shall use reasonable efforts to 1) keep the AT&T Facilities and any other components required for distribution of the AT&T Service secure and 2) prevent any unauthorized access to or interference with such AT&T Facilities or components. Association shall require, through any agreements it enters into with, or access rights it provides to, other service providers, that such other service providers will not, in any manner, interfere with or impair the AT&T Services provided by AT&T or otherwise cause damage to, or degradation of the quality or the privacy of, the AT&T Services provided over the AT&T Facilities.

4.1 Power Outage: In the event AT&T determines the need to provide temporary back-up power during any commercial power outage and limited restoration period thereafter, AT&T may place generators on the Property until power is restored. Association agrees to work with AT&T on the placement of the generators.

4.2 Relocation of AT&T Facilities:

4.2.1 Association Requested: Upon the request of Association, AT&T shall relocate its AT&T Facilities to another portion of the Property, provided that: (i) the proposed new area(s) are specifically identified, reasonably adequate for AT&T's purposes, and are mutually satisfactory to Association and AT&T; (ii) Association shall pay all costs of such relocation via payment to AT&T thirty (30) days following receipt of an invoice from AT&T and (iii) Association shall, at the request of AT&T, obtain all necessary permits and approvals for the relocation.

4.2.2 AT&T Requested: AT&T may relocate its equipment and AT&T Facilities, at its own request and expense, to another portion of the Property only with the prior, express written approval of Association, not to be unreasonably withheld, conditioned or delayed.

5. Right of Access: Association will provide employees, agents, and contractors of AT&T reasonable access, at no charge, to the Property. This access includes (a) the right for AT&T to deploy (install, own, repair, operate, remove, improve, and maintain) a property wide fiber optic network (including extension of fiber optic facilities to each Unit) and/or other wire or wireless facilities, innerducts, conduits, raceways, moldings, network cabinets and other related equipment capable of accommodating voice, data, and video transmissions and/or other AT&T Services at the Property; (b) the right to market and provide its current and future AT&T Services to Residents at the Property and (c) the right to clear the areas where AT&T will be placing AT&T Facilities and to keep the areas cleared of all trees and undergrowth including the right to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or

limbs outside such areas which might interfere with or fall upon the AT&T Facilities or power transmission or distribution equipment. Unless otherwise required by Laws or as limited herein, all the rights provided in this Section 5, Right of Access shall survive the termination of this Agreement.

6. Intentionally Left Blank

7. Intentionally Left Blank

8. Bulk: Association represents that it is not, and will not be, a party to a bulk billing agreement with another service provider with respect to any services competing with an AT&T Service. A bulk billing agreement is an agreement between Association and a service provider where the service provider makes services available to the Homes at the Property and Association agrees to pay the service provider for the services.

9. Other Terms and Conditions: The Parties shall comply with the Exhibits.

10. Entire Agreement: This Agreement, including Exhibits, attached and incorporated herein, constitutes the entire agreement between Association and AT&T and supersedes all prior or contemporaneous oral and/or written quotations, communications, promises, agreements and understandings of the Parties, if any, with respect to the subject matter hereof. This Agreement can be modified only by a written addendum or amendment executed by duly authorized representatives of the Parties, except for Property name changes and changes in the legal notice, check delivery and Property addresses.

11. Signatories: The Parties to this Agreement represent and warrant that they are familiar with this Agreement and with the negotiation and documents which preceded this Agreement and have the legal authority to enter into this Agreement. Original signatures transmitted and received via facsimile or other electronic transmission of a scanned document, (e.g., pdf or similar format) are true and valid signatures for this Agreement and shall bind the Parties to the same extent as that of an original signature.

12. Assignment: This Agreement is binding on Association's successors and assignees. AT&T's rights and obligations under this Agreement shall survive any sale or transfer of ownership or control of any Property by Association. In the event of any sale or transfer of ownership or control of any Property by Association, Association covenants and agrees to cause this Agreement to be assumed by the subsequent purchaser or transferee of ownership or control of any Property. Association agrees to notify any purchasers of the Property of this Agreement and to make the assumption of this Agreement a condition of any sale or transfer of the Property. Within thirty (30) days after the sale or other conveyance of all or a portion of the Property, Association will provide written notification of such conveyance that this Agreement was assigned to new owner ("Assignee") to AT&T in accordance with the Notices and Payments section below. Association shall obtain Assignee's written agreement in a form acceptable to AT&T ("Assignment Agreement"), per example provided in Exhibit C, establishing Assignee as Association for the Property so conveyed. Except as set forth in the Assignment Agreement, Association and AT&T shall be relieved of any further responsibilities to one another under this Agreement arising after the effective date of the Assignment Agreement. If AT&T paid any Compensation to the Association after the date of the conveyance, Association agrees to return such compensation to AT&T, within thirty (30) days of receiving notice of same from AT&T. Payments, if applicable, will not begin to accrue and be owed by AT&T to Assignee until the beginning of the month in which AT&T receives all such information, including a fully executed Assignment Agreement specifying all payee information for Assignee, a valid W-9 or 147c letter from Assignee, and a form 590 for California as required. AT&T will have the right to assign or transfer this Agreement to any present or future affiliate, subsidiary, parent corporation, or to any person or entity in connection with the sale of all or substantially all of AT&T's business or assets.

13. Confidential Information: The Parties shall hold this Agreement and its content and related information marked as "confidential" (including, but not limited to, any payment arrangements, customer lists and Property acquisition) ("Information"), shall protect it just as it would protect its own confidential information, and shall not disclose Information except to employees, affiliates, or third parties with related fiduciary obligations to either Party and having a need to know for purposes of performance under this Agreement. If Information is required to be disclosed pursuant to law, regulation, tariff or a requirement of a governmental authority, or in connection with an arbitration or mediation, such Information may be disclosed pursuant to such requirement so long as the Party being required to disclose the Information, to the extent possible, provides the other Party with timely prior written notice of such requirement. Such obligation excludes Information which is (i) previously known by such Party without an obligation of confidentiality other than under this Agreement, (ii) publicly disclosed by the furnishing Party either prior to or subsequent to a Party's receipt of such Information from the furnishing Party or is publicly known or becomes publicly known through no unauthorized act of the recipient Party, (iii) rightfully received from a third party, (iv) independently developed without use of the disclosing Party's Information, or (v) disclosed without similar restrictions to a third party by the Party owning the Information. The obligations in this paragraph continue for two (2) years after the Term of this Agreement.

14. Force Majeure: No Party shall be held liable for any reasonable delay or failure in performance of any part of the Agreement because of any cause or circumstances beyond its reasonable control such as, but not limited to, acts of God, explosion, fire, power failure, strikes, epidemics/pandemics, newly enacted laws or regulations, and reallocation of resources resulting from such Force Majeure condition or any other cause arising without its actual fault collectively ("Force Majeure Conditions").

15. Hazardous Substances: Each Party shall be solely responsible at its own expense for the proper handling, use, removal, excavation, storage, treatment, transport, disposal, or any other management by such Party or any person acting on its behalf of all Hazardous Substances introduced by that Party, or in the case of the Association, existing and introduced by either the Association or a predecessor owner of the Property, to the affected work location and will perform such activities in accordance with Applicable Law. "Hazardous Substances" means (i) any material or substance that is defined or classified as a hazardous substance, hazardous waste, hazardous material, hazardous chemical, pollutant, or contaminant under any federal, state, or local environmental statute, rule, regulation, ordinance or other Applicable Law dealing with the protection of human health or the environment, (ii) petroleum, oil, gasoline, natural gas, fuel oil, motor oil, waste oil, diesel fuel, jet fuel, and other petroleum hydrocarbons, or (iii) asbestos and asbestos containing

material in any form, and (iv) any soil, groundwater, air, or other media contaminated with any of the materials or substances described above. Association will be responsible for notifying AT&T and its contractors of all areas containing pre-existing asbestos, lead paint, and/or other Hazardous Substances pursuant to the requirements of the Notices provision of this Agreement. AT&T and its contractors are trained to recognize and prevent exposure to Hazardous Substances and will follow OSHA and EPA standards in its practices. In the event that AT&T or its contractors identify Hazardous Substances at the Property during the installation of the AT&T Facilities and/or system at the Property, AT&T will notify Association of such discovery and will withdraw from the Property until Association has removed the Hazardous Substances to which AT&T employees or its contractors could be exposed. If Association thereafter refuses or fails to commence removal of such Hazardous Substances within ninety (90) days, completing such removal within one hundred and eighty (180) days, then this Agreement will be deemed terminated, and Association will return any Advance Payments already paid by AT&T and will reimburse all build out costs (labor and materials) incurred by AT&T up to the date AT&T provided notice of discovery of such Hazardous Substances to the Association.

16. Governing Law and Regulatory Changes: The validity, construction, and enforceability of this Agreement, as well as any causes of action relating to contractual interpretations or arising out of the performance of this Agreement, whether sounding in contract or tort, shall be governed in all respects by the laws of the state in which the Property is located.

17. Indemnification: Subject to Section 18, each Party agrees to indemnify, defend, and hold harmless the other Party (including its officers, directors, principals, assigns, successors, affiliates, agents, and employees) from and against any and all liability, loss, damage, claim or expense (including attorneys' fees and court costs), incurred by the other in connection with any third party claim, demand, or suit for damages, injunction or other relief only to the extent it is either caused by or results from (a) the negligence, gross negligence or intentional misconduct of the indemnifying Party (including any of its agents or subcontractors); (b) noncompliance with the Laws; or (c) any actual or alleged infringement of any third party's United States patent, trade secrets, trademark, copyright, or other intellectual property rights by the indemnifying Party. The indemnified Party agrees to provide the indemnifying Party with sufficient notice of any claim, to inform the indemnifying Party of any subsequent written communication regarding the claim, and to fully cooperate with the indemnifying Party in defense of the claim.

18. LIMITATION OF LIABILITY: (i) AT&T SHALL NOT BE LIABLE TO ASSOCIATION OR ANY THIRD PARTY FOR INTERRUPTION OF THE AT&T SERVICES FROM ANY CAUSE. AT&T'S LIABILITY, IF ANY, TO RESIDENTS WILL BE GOVERNED BY THE APPLICABLE AGREEMENTS AND ACCEPTABLE USE POLICIES IN PLACE WITH THE RESIDENTS. (ii) NEITHER PARTY IS LIABLE TO THE OTHER PARTY FOR INCIDENTAL, SPECIAL, INDIRECT, PUNITIVE, OR CONSEQUENTIAL DAMAGES, WHETHER BY TORT OR CONTRACT, INCLUDING LOST REVENUES, LOSS OF PROFITS OR OTHER COMMERCIAL OR ECONOMIC LOSS ARISING OUT OF THE PERFORMANCE OR NONPERFORMANCE OF THE AGREEMENT, INCLUDING, WITHOUT LIMITATION, NEGLIGENT PERFORMANCE OR FAILURE TO PERFORM, OR A DEFECT OR FAILURE TO PERFORM, OR A DEFECT OF EQUIPMENT PROVIDED HEREUNDER, REGARDLESS OF THE FORESEEABILITY THEREOF.

19. DISCLAIMER OF WARRANTIES: NEITHER PARTY MAKES ANY WARRANTY, EITHER EXPRESS OR IMPLIED, TO THE OTHER PARTY EXCEPT AS EXPRESSLY SET FORTH IN THE AGREEMENT AND ANY OF THEIR EXHIBITS. WITHOUT LIMITING THE FOREGOING, NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NO WARRANTIES ARISING FROM TRADE, CUSTOM, OR USAGE, HAVE BEEN MADE BY EITHER PARTY TO THE OTHER. NO WARRANTIES OF "NON-INFRINGEMENT" HAVE BEEN MADE BY EITHER PARTY TO THE OTHER. THE WARRANTIES, IF ANY, DESCRIBED IN THIS AGREEMENT ARE GIVEN IN LIEU OF ALL OTHER WARRANTIES (WRITTEN, ORAL, STATUTORY, OR IMPLIED) AND ALL WARRANTIES, OTHER THAN AS SPECIFICALLY SET FORTH HEREIN, ARE HEREBY RELEASED AND WAIVED BY BOTH PARTIES HERETO.

20. Independent Contractor: Each Party will conduct its business at its own initiative, responsibility, and expense. Individuals employed by each Party are not employees of the other(s).

21. Non-Waiver: No course of dealing or failure by a Party to enforce any term, right or condition hereunder will be construed as a waiver of such term, right or condition.

22. Notices and Payments: Delivery of all notices, demands and invoices for payments required, other than for Recurring Payments shall be sent to the addresses of the Parties set forth in Exhibit A. A notice shall be duly given when made in writing and sent either by: 1) facsimile with confirmation, 2) delivered by a nationally recognized courier service with proof of delivery or 3) sent by postage prepaid certified mail, return receipt requested.

23. Compliance with Applicable Law(s) and Regulations: This Agreement is subject to and the Parties agree to comply with all applicable laws, rules, regulations, codes and requisite approvals, or tariffs promulgated by a government entity or agency, if any (collectively "Laws") in their performance under the Agreement. If any conflict exists, between this Agreement and such Laws ("Conflict") during the Term of this Agreement, the Laws shall control, and this Agreement shall be deemed modified accordingly and confirmed via amendment. The affected Party shall notify the other Party of any Conflict in writing, and such other Party agrees to cooperate with the affected Party in resolving any Conflict, including amending this Agreement to eliminate such Conflict. Should such resolution materially alter the financial benefits, administrative requirements, or legal obligations of either Party, the sole remedy of such Party, shall be to terminate this Agreement with respect to the unresolved AT&T Service(s) in Conflict, without additional liability.

24. Severability: If any provision of this Agreement is held to be illegal, invalid or unenforceable, this Agreement and all other provisions will remain in effect, unless the illegal, invalid or unenforceable provision goes to the essence of this Agreement. The Parties shall act in good faith to renegotiate such illegal, invalid or unenforceable provision to as closely reflect the original intent of the Parties as possible without changing the essence of this Agreement.

25. Termination/Default: In the event a Party defaults on its material obligations under this Agreement and the default remains uncured for thirty (30) days after the non-defaulting Party gives written notice to the defaulting Party specifying the default, then in addition to all other rights and remedies available at law or in equity under this Agreement, the non-defaulting Party may, but is not obligated to, terminate this Agreement. Notwithstanding the above, either Party may terminate this Agreement immediately upon giving written notice to the other Party and shall be entitled to remedies for any resulting damages if (i) the other Party makes an assignment for the benefit of creditors or files a petition for reorganization; (ii) a petition in bankruptcy is filed by or against the other Party; (iii) for any breach of this Agreement by the other Party that negatively affects the non-defaulting Party's reputation, including but not limited to illegal, fraudulent or unethical behavior.

26. Survival of Obligations: Each Party's obligations under the Agreement which by their nature would continue beyond the termination or expiration of this Agreement will survive such termination or expiration.

27. Publicity/Trademark Licenses: Association may not use AT&T's or its affiliates', name, trademarks, trade names or the name of any affiliate or subsidiary of the other, or use any photographs, personnel, or assets, all collectively referred to herein as the "Mark(s)", in press releases or advertising, without AT&T's prior written consent. Association agrees that AT&T may display the Property name and address on AT&T branded sites in conjunction with and in furtherance of the promotion of AT&T's products and services including but not limited to video, internet, and voice. Association agrees to give AT&T, its parent, subsidiaries, affiliates, related companies and any of their legal representatives, agents, licensees, permittees or assigns, the perpetual license, right and permission to advertise and/or publicize the Property name, address, picture, images, or any other indicia of the Property identity or activity of any nature created, depicted, captured of, recorded by or at the direction of AT&T (collectively "Materials") in or in connection with any and all media of any kind and nature now known or developed in the future (collectively "Media"), in any manner, in any form without further notification, authorization or compensation to Association or anyone acting on Association's behalf in furtherance of the marketing or advertising of AT&T's products and services. Association understands that AT&T may use all Materials at its sole discretion and that Association does not have any right to inspect or approve the use of the Materials in any Media.

28. Representations and Warranties: Association represents and warrants that as of the date the Property is included in this Agreement (i) Association controls the common areas of the Property; (ii) no existing agreement, easement, instrument, mortgage, encumbrance, or any other document or grant or restriction of rights prohibits or in any way conflicts with Association's ability to enter into, grant the rights to AT&T, and perform the obligations required under this Agreement or in any way prohibits Association from entering into these obligations; (iii) Association's entry into and performance of this Agreement will not cause any default or breach under any of the foregoing; and (iv) Association agrees that it will not hereafter enter into any agreement that would have the effect of frustrating the purpose and intent of this Agreement, nor interfere with either Party's rights hereunder. Association represents that it is the association, or is the duly authorized agent of the Property and that the person signing this Agreement is authorized to execute and deliver this Agreement on behalf of Association and will provide certifying documentation of their authorization upon AT&T request. Association further represents that it is not party to any agreement with a third party that would conflict with the terms and conditions of this Agreement and will not during the Term enter into any such agreement. Association further represents that the terms of this Agreement conform to the authority provided to the Association pursuant to its articles and bylaws, and that it has obtained any and all needed approvals, if any, and in the manner, required by state law, from its membership sufficient to meet its contractual obligations hereunder.

29. Dispute Resolution: If the Parties do not reach a resolution of a dispute, claim or controversy within thirty (30) days, the dispute, claim or controversy shall be finally settled by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association (AAA) for expedited arbitrations (the "Rules"), unless modified herein. The Parties may agree to written modifications of the Rules after the arbitrator's appointment and only with arbitrator's consent. Unless the Parties or AAA determines otherwise, the Expedited Rules apply when no bona fide claim or counterclaim of any Party exceeds seventy-five thousand dollars (\$75,000). For discovery with respect to Large, Complex Cases under the Rules, the Parties may conduct discovery as agreed to by all the Parties, but the arbitrator may place limits. If the Parties cannot agree on the production of documents and other information, the arbitrator may establish the extent of discovery, and may order depositions or interrogatories. In all other respects, there shall be no discovery other than the exchange of information that is required by the arbitrator from the Parties. The arbitration award shall be in writing and shall specify the legal and factual basis for the award. Each Party shall bear its own costs, attorney's fees and disbursements, regardless of which Party prevails. Venue for such arbitration will be held in Florida.

30. Construction: The Parties are deemed to have participated in the drafting and negotiation of this Agreement after having the opportunity to consult with their respective counsel of their own choosing. Therefore, the language of this Agreement shall not be presumptively construed either in favor of, or against, any Party.

31. No Third Party Beneficiaries: Except as otherwise specifically stated in this Agreement, the provisions of this Agreement are for the benefit of the Parties hereto and not for any other person.

32. Non-exclusive Access: Nothing in this Agreement is intended to, nor shall it be construed to, preclude any Resident from electing to receive services from another provider. This Agreement shall not constitute an exclusive services facilities Agreement.

****SIGNATURE PAGE FOLLOWS****


THE PARTIES SHALL EXECUTE THIS AGREEMENT IN THE FOLLOWING MANNER: ASSOCIATION SHALL EXECUTE AND RETURN THE AGREEMENT TO AT&T ON OR BEFORE OCTOBER 31, 2025, AFTER WHICH AT&T SHALL COUNTERSIGN. IF ASSOCIATION FAILS TO MEET THE DEADLINE FOR EXECUTION, AT&T MAY EITHER COUNTERSIGN OR TREAT THE OFFER AS WITHDRAWN.

ASSOCIATION'S SIGNATURE BELOW OR AUTHORIZED ELECTRONIC SIGNATURE ACKNOWLEDGES THAT ASSOCIATION HAS READ AND UNDERSTANDS EACH OF THE PROVISIONS OF THIS AGREEMENT AND AGREES TO BE BOUND BY THEM.

SO AGREED:

Sunset Lakes Homeowners Association, Inc.,
a(n) Florida corporation
(Association)

BellSouth Telecommunications, LLC,
a Georgia limited liability company
(AT&T)

By: 
(Authorized Signature)

Printed Name: Julie Song

Title: Officer of the Corporation

Date: Oct. 13, 2025

By: _____
(Authorized Signature)

Printed Name: Ty Hastings

Title: Lead Customer Contracts

Date: _____

EXHIBIT A
PROPERTY DESCRIPTION

Property Association: Sunset Lakes Homeowners Association, Inc. Attention: Julie Song 6972 Lake Gloria Blvd Orlando, Florida 32809 Telephone: (321) 246-1885 Facsimile: N/A Email: julieksong02@gmail.com	Payee: Name of Payee: Sunset Lakes Homeowners Association, Inc. Taxpayer ID: 59-3141507 Upon receipt of EFT Form along with supporting documentation, payments will be sent via EFT. Until such time, payments will be sent to address below: Sunset Lakes Homeowners Association, Inc. Attention: Accounting 6972 Lake Gloria Blvd Orlando, Florida 32809
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Property Name	Leasing Office Address	Number of Units
Sunset Lake	3865 N Courtenay Pkwy Merritt Island, Florida 32953	469

LEGAL NOTICE ADDRESSES

To Association: Sunset Lakes Homeowners Association, Inc. Attention: Julie Song 6972 Lake Gloria Blvd Orlando, Florida 32809 Telephone: (321) 246-1885 Facsimile: N/A Email*: julieksong02@gmail.com	To AT&T: AT&T Connected Communities Attention: Contract Management 208 S. Akard Street, 9th Floor Dallas, Texas 75202 Facsimile: 214-486-8170
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*not an official delivery method under this Agreement

PROPERTY ADDRESS FORM

ALL PROPERTY ADDRESS FORMS SHALL BE SUBMITTED ON AN EXCEL FORM TO AT&T. THE FORM MAY BE REQUESTED FROM AND THE COMPLETED FORMS SUBMITTED TO THE FOLLOWING EMAIL ADDRESS: acc.se@att.com

EXHIBIT B
COMPENSATION

1. Advance Payment: In consideration of Association's performance of its obligations under this Agreement, AT&T will pay Association an "Advance Payment". For purposes of this Agreement, Advance Payment shall mean an amount equal to the total number of Units occupied or ready for occupancy at the Property, multiplied by **one hundred dollars (\$100.00)**.

The Advance Payment will be paid to Association within ninety (90) days after the end of the calendar month in which AT&T completes the installation of the Property wide fiber network and fiber-based service orders for residential Services are able to be provisioned to the residential Units and common areas of the Property.

AT&T will be entitled to recapture all, or a pro-rated portion of, any Advance Payment previously paid to Association in the event (i) AT&T terminates this Agreement due to a(n) Association breach, (ii) Association terminates this Agreement for any reason other than breach by AT&T prior to the Expiration Date, or (iii) Association transfers the Property during the Term without assigning this Agreement in accordance with its assignment provisions. The amount of the recaptured Advance Payments will be determined by multiplying the Advance Payment by the fraction generated by dividing the number of months remaining in the initial Term by the total number of months in the initial Term. AT&T may deduct such recaptured Advance Payment from any future payments owed to Association for any purpose. If the Agreement is terminated or the Property is transferred without assignment prior to the end of any given month, Association will retain the pro rata Advance Payment for such month.

2. Complimentary Account(s): AT&T will provide the following, or its future equivalent, which shall be determined at AT&T's discretion, on a complimentary basis ("Complimentary Service") for **two (2)** total account(s), as described below.

2.1 AT&T will provide **two (2)** Showroom Account(s) with HSIA service(s) with up to 1Gbps download speed ("Showroom Account with HSIA"). The Showroom Account with HSIA service will be located in public locations at the Association's discretion, with installation subject to AT&T's reasonable approval and any applicable restrictions. Showroom Account with HSIA service must be in a location where AT&T Fiber® is available.

2.2 "Equipment" consists of the following:

2.2.1 AT&T will provide, at no charge, one wireless router ("Residential Gateway") per internet Complimentary Service account as described above.

2.2.2 Association shall return all Equipment (set top boxes and wireless routers) to AT&T upon the termination of the Complimentary Service and will be liable for the cost of any Equipment that is not returned or is damaged.

2.3 Association agrees to provide, at its expense, any and all equipment (e.g., televisions and computers), other than the Equipment and install such equipment required to display or utilize the Complimentary Service.

3. Additional terms and conditions for the Complimentary Service account(s) that AT&T provides to Association under this Agreement are found in the Service Guides for AT&T Managed Internet Services and AT&T Bandwidth Services and the Acceptable Use Policy ("AUP") found at www.att.com/internet-terms, <https://www.directv.com/legal/directv-stream-tos-eula-policy/> and <https://www.directv.com/legal/directv-stream-terms-of-use-policy/> (collectively "Service Publications"). The Service Publications referenced shall be construed to refer to only those provisions thereof that are applicable to the Complimentary Services, and shall include any successor or replacement versions thereof, however branded, all as they are amended from time to time and all of which are incorporated herein by reference.

4. Once this Agreement is terminated, service(s) provided as a Complimentary Service and/or Courtesy Service will be terminated. A notification will be sent with instructions on how to return your equipment.

EXHIBIT C

THIS EXHIBIT C IS AN EXAMPLE ONLY

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement ("Assignment") is made by INSERT LEGAL NAME, a INSERT TYPE OF ENTITY, with its principal place of business at INSERT FULL ADDRESS (STREET, CITY, STATE, ZIP, ("Seller") and INSERT LEGAL NAME, a INSERT TYPE OF ENTITY, with its principal place of business at INSERT FULL ADDRESS (STREET, CITY, STATE, ZIP, ("Buyer").

BACKGROUND

- A. On INSERT DATE, Seller and BellSouth Telecommunications, LLC ("AT&T") entered into an AT&T Connected Communities Access Agreement Number _____ ("Agreement"). The Agreement relates to INSERT PROPERTY NAME ("Property") located at INSERT ADDRESS OF PROPERTY. Unless otherwise defined in this Assignment, all capitalized terms used herein have the meaning given to them in the Agreement.
- B. Seller entered into a purchase agreement with Buyer, under which Seller transferred ownership of the Property to Buyer ("Transaction"). Buyer's ownership of the Property was effective as of 11:59 p.m. on the closing date ("Date of Sale") of the Transaction, which occurred on INSERT DATE. Seller shall remain responsible for all obligations and liabilities under the Agreement arising from any breach of or default under the Agreement occurring prior to the Date of Sale.

AGREEMENT

- 1. Effective as of the Assignment Effective Date (defined below), Seller hereby assigns to Buyer, and Buyer hereby accepts assignment of the Agreement as Association, including all of the Association's rights and obligations thereunder as of the Assignment Effective Date. Effective as of the Assignment Effective Date, Buyer hereby assumes, without condition, reservation or exception, and agrees to perform all of the obligations of Association under the Agreement. The "Assignment Effective Date" is the date that AT&T receives the fully executed and completed version of this Assignment.
- 2. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Transmission by facsimile of an executed counterpart of this Assignment will be deemed to constitute due and sufficient delivery of the counterpart.
- 3. Seller and Buyer understand that all of the following information ("Buyer Information") must be completed and provided to AT&T in order to trigger the payment of Payments to Buyer:

3.1 Buyer Contact Information and Notices:

Legal Name: Sunset Lakes Homeowners Assoc.
Attention: _____
Address: 6972 Lake Blona Blvd
Orlando, FL 32809
Telephone: 321.544.0953
Facsimile: _____
Email: nflndhome@islandmanagement.com

3.2 Buyer EFT Form and acceptable EFT supporting documentation to verify banking information for payments to Buyer. Buyer may request current EFT Form by sending an email request to the AT&T Property Sale Notification mailbox at q05453@att.com.

3.3 Tax Information for Buyer

Payee Name: Sunset Lakes Homeowners Assoc.
Tax ID Number: _____

3.4 The attached IRS Form W-9 and if applicable, California Form 590 must be completed and executed by Buyer.

W-9: <https://www.irs.gov/pub/irs-pdf/fw9.pdf>

590 (CA ONLY): https://www.ftb.ca.gov/forms/2019/19_590.pdf

3.5 If Buyer requests that payments due hereunder be paid to a "Payee" other than Buyer, then Buyer must provide a signed letter of authorization to AT&T authorizing such payment to Payee, and must provide all information in Section 3.1 - 3.3 above related to Payee.

4. The parties to this Assignment agree that as of the Assignment Effective Date, the Agreement shall be considered amended to delete Seller as Association under the Agreement, and to include Buyer as Association under the Agreement. The Agreement is further amended by this Assignment to include all of Buyer's Information provided above where appropriate in the Agreement, which replaces Seller's corresponding information in the Agreement.

If this Assignment is executed by Buyer and Seller, but the Buyer Information required above, including the Buyer EFT Form and acceptable EFT supporting documentation, is incomplete, this Assignment and the Agreement is valid and enforceable by and between Buyer and AT&T as of the Assignment Effective Date, but payments will not begin to accrue until the beginning of the month in which AT&T receives all such Buyer Information. In all other cases, the initial accrual of payments to Buyer shall occur at the beginning of the month in which the Assignment Effective Date occurs.

In witness whereof, the parties hereto, intending to be legally bound, have executed this Assignment as of the date first written above.

SELLER:

a(n) _____

Signature

Typed Name

Title

Date

BUYER:

a(n) _____

Signature

Typed Name

Title

Date