

COMMUNICATIONS NETWORK AND SERVICE AGREEMENT

(Non-Bulk)

The pages that precede the signature blocks below are referred to as the "Property-Specific Terms". The Property-Specific Terms together with the Attachments listed below constitute the Communications Network and Service Agreement ("Agreement"), which is entered into by the following customer ("Owner") and service provider ("Operator") on the "Effective Date" set forth under Operator's signature below. Each of Owner and Operator may be referred to in the Agreement as a "party", and, together, as the "parties". Capitalized terms used in these Property-Specific Terms without definition will have the meanings assigned to them in the applicable Attachment.

Owner Name and Billing/Legal Notice Addresses:	Operator Name and Legal Notice Addresses:
Sunset lakes Homeowners Assoc., Inc.	Spectrum Sunshine State, LLC
Billing Office and Notice Address: 6972 Lake Gloria Blvd. Orlando, FL 32809	All Notices Sent to Office at: 12405 Powerscourt Drive St. Louis, MO 63131 Attn: Legal Department – Operations
All Notices Also Sent to (if applicable):	All Notices Also Sent to Office at: 6399 South Fiddler's Green Circle, Sixth Floor Greenwood Village, CO 80111 Attn: Legal Department – MDU
	All Notices Also Sent to: DL-SCS-Legal@charter.com

Property Information:	Owner's Property Management Company Information (if applicable):
Property Address: Sunset Lakes Homeowners Assoc. 3865 N Courtenay Parkway Merrit Island, FL 32953	Corporate Office Address: <i>Leland management 6972 Lake Gloria Blvd Orlando, FL 32809</i>
Property Type: SF Home	
Number of Units: 469	
On-Site Contact Name: <i>Julie Song</i>	Contact Name: <i>Holly Flinchum</i>
On-Site Telephone: <i>321-246-1885</i>	Contact Telephone: <i>321-549-0953</i>
On-Site Email: <i>julieksong02@gmail.com</i>	Contact Email: <i>hflinchum@lelandmanagement.com</i>

Owner owns (or is building), or, in the case of an owner's association, is the authorized representative for the multi-unit property referred to above (including the underlying land and all improvements thereon, the "Property"). Owner and Operator desire that Operator install (as necessary) and operate the System to make the Services available to Users in accordance with the terms of the Agreement. Owner and Operator agree as follows:

- Term.** The Agreement commences on the Effective Date and may be terminated by either party at any time after the end of the Service Commitment Period by providing a Termination Notice (defined hereafter) (the "Term").
- Service Commitment Period.** The "Service Commitment Period" is 120 months and commences on the later of the following two dates: (a) the date that System installation or upgrading is complete (or the Effective Date if Operator currently serves the Property and no System modifications are required); or (b) if Owner is purchasing any Bulk Service under the Agreement, the date that Operator first begins billing Owner the full (undiscounted) Bulk Service Fee to all Units.
- Termination Notice.** In addition to any early termination rights contained elsewhere in the Agreement, either party may terminate the Agreement after the end of the Service Commitment Period by providing the other with a termination notice (the "Termination Notice"). The Termination Notice must provide at least 90 days advance notice of termination.
- Service Activation Date and Commencement of Billing.** Operator will begin providing and billing for Services (to Users for individually-billed Services and/or to Owner for Services provided on a bulk-billed basis) on the Service Activation Date. The "Service Activation Date" is:

● on or about the Effective Date.

5. **Special Terms.** The following special terms supplement and/or supersede, as the case may be and as the context requires, any contrary terms in the Attachments.

5.1 Courtesy Video Service. 4 account(s) to the following address(es) at the Property: 3865 N Courtenay Parkway, Merrit Island, FL 32953

5.2 Courtesy Internet Service. 4 account(s) to the following address(es) at the Property: 3865 N Courtenay Parkway, Merrit Island, FL 32953

5.3 Door Fee (One-Time) Payment. \$250.00 per Unit, for a potential total of \$117,250.00.

5.4 Owner Remittance Address. Operator shall send all payments to Owner to the following address:
Sunset Lakes Homeowners Assoc., Inc. – 6972 Lake Gloria Blvd., Orlando, FL 32809

6. **Attachments.** The following Attachments are incorporated into and made a part of the Agreement by this reference.

System Installation and Services Attachment

Internal Wiring (Owner Install or Upgrade) Attachment

Exclusive Marketing Rights Attachment

Courtesy Video Service Attachment

Courtesy Internet Service Attachment

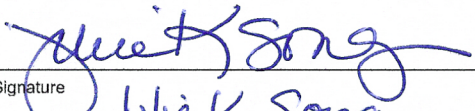
Door Fee (One-Time) Payment Attachment

7. **Signatures; Authority.** The individuals signing below represent to Owner and Operator that they are duly authorized to execute and deliver the Agreement on behalf of the entity for which they have signed. Electronic signatures or exact copies (such as facsimiles) of original signatures will have the same force and effect as original signatures.

SIGNATURES TO FOLLOW

OWNER

Sunset Lakes Homeowners Assoc., Inc.



Signature
Julie K. Song

Printed Name
President HOA

Title

OPERATOR

Spectrum Sunshine State, LLC

By: Charter Communications, Inc., its Manager

Signature
Jon Reid

Printed Name
VP, Spectrum Community Solutions

Title

Effective Date: _____