GRANT OF EASEMENT

STATE OF FLORIDA

COUNTY OF OSCEOLA

TRACT NUMBERS: HCL-FL-OS-076.050
HCL-FL-OS-076.055

KNOWING ALL BY THESE PRESENTS: that the undersigned Osceola Crossings Owner, LLC, a Florida limited liability company, whose address for purpose of this grant is 14901 South Orange Blossom Trail, Orlando, Florida 32837 (hereinafter called "Grantor", whether one or more), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration paid by Sabal Trail Transmission, LLC, a Delaware limited liability company, whose address is 5400 Westheimer Court, Houston, Texas 77056 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, bargain, sell and convey unto Grantee, its successors and assigns, a non-exclusive permanent easement ("Right-of-Way") for the purpose of constructing, laying, maintaining, operating, inspecting, altering, repairing, replacing, removing, reconstructing, relocating, changing the size of, and abandoning a pipeline, from time to time, one (1) pipeline and any and all necessary or useful appurtenances thereto, including but not limited to fittings, tie-overs, valves, tap valves, cathodic protection devices, rectifiers, pipeline markers, pipeline data acquisition and telecommunication equipment, and other appurtenant facilities whether above or below ground ("Pipeline Facilities"), all of which shall be and remain the property of Grantee, for the transportation of natural gas and all byproducts thereof or any liquids, gases or substances which can be transported through pipelines, under, upon, over and through the real property depicted and legally described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), which Easement Area lies within the following described land(s) (the "Parent Tract"):  

Assessor Parcel ID Number: 03-25-29-4596-0001-0016
Tract Number: HCL-FL-OS-076.050

A certain tract or parcel of land containing 27.62 acres, more or less, lying within Sections 3 and 4, Township 25 South, Range 29 East and described as Parcel 2 in Special

57006

Page 1 of 5
Warranty Deed dated February 28, 2014 from Tupperware Services, Inc., a Delaware corporation, and Deerfield Land Corporation, a Delaware corporation, to Osceola Crossings Owner, LLC, a Florida limited liability company, recorded on March 13, 2014, in Official Records Book 4581, Page 2074 of the Public Records of Clerk of Court, Osceola County, Florida.

Assessor Parcel ID Number: 03-25-29-4596-0001-0015
Tract Number: HCL-FL-OS-076.055

A certain tract or parcel of land containing 34.93 acres, more or less, lying within Sections 3 and 4, Township 25 South, Range 29 East and described as Parcel 1 in Special Warranty Deed dated February 28, 2014 from Tupperware Services, Inc., a Delaware corporation, and Deerfield Land Corporation, a Delaware corporation, to Osceola Crossings Owner, LLC, a Florida limited liability company, recorded on March 13, 2014, in Official Records Book 4581, Page 2074 of the Public Records of Clerk of Court, Osceola County, Florida.

Grantor shall retain the right to use the Easement Area provided such use does not materially interfere with the Pipeline Facilities or any other rights granted to Grantee hereunder.

Grantor and Grantee agree that the above mentioned consideration included payment for all damages for the construction of the Pipeline Facilities, including any severance damages to Grantor’s remaining land.

The non-exclusive permanent easement rights pursuant to the Right-of-Way granted herein shall extend to and include the free and full non-exclusive right of ingress and egress across the Easement Area for the repair and maintenance of the Pipeline Facilities, the free and full non-exclusive right of ingress and egress across any roadways and access ways adjacent and contiguous to the Easement Area which exist at the time of each particular exercise of Grantee’s rights hereunder and as may be reasonably necessary for the repair and maintenance of the Pipeline Facilities.

This Grant of Easement shall include, and Grantee shall have, all other rights and benefits necessary or convenient for the full enjoyment of the use of the rights herein granted, including but not limited to: the right to remove, clear and to keep clear, at any time in Grantee’s sole and absolute discretion and with no additional compensation to Grantor, all buildings, walls or similar structures, leach fields, wells, rocks, trees, brush, limbs and any other structures in the Easement Area wherein such structure(s) materially interfere with the use of the Easement Area or the free and full right of ingress and egress; and to do any other lawful activities which are incidental and necessarily related to the intended uses of the Easement Area.

Grantor shall not change the grade of, excavate, fill or flood the Easement Area, or materially interfere with the Grantee’s vegetative maintenance activities to the extent such activities materially interfere or impair the maintenance and operation of the Pipeline Facilities without the prior written consent of Grantee which shall not be unreasonably withheld; provided, however, Grantor shall have the right to construct, maintain, relocate and operate stormwater and
surface water retention and detention ponds and related drainage facilities upon, over and within the Easement Area and the right to construct, lay, maintain, operate, inspect, alter, repair, replace, remove, reconstruct, and relocate underground stormwater drainage facilities and pipes and utility pipes, lines and facilities, including, without limitation, water and sewer facilities, telecommunications facilities, electric lines, and fiber optic cables and related facilities below the surface of the Easement Area to the extent such facilities do not materially impair or interfere with the maintenance and operations of the Pipeline Facilities or as may be specifically agreed to by Grantor and Grantee in a separate instrument; provided, however, any structures, facilities and pipes must maintain a minimum clearance of 36" from the nearest outer edge of the Pipeline Facilities. Grantor shall also have the right, subject to Grantee’s consent which shall not be unreasonably withheld, to pave and to construct parking lots and sidewalks and install plantings within the Easement Area, without diminishing any of the rights of Grantee to use the Easement Area as provided herein and provided, however, the Grantee shall have no obligation to repair or restore any paving constructed by Grantor that is damaged as a result of the exercise of Grantee’s rights hereunder. Grantor shall submit all requests for consent to paving in writing to Grantee, together with a complete set of all plans and specifications for such work at the address provided in the preamble of this Grant of Easement. In each instance where the consent of Grantee is required under this Grant of Easement, Grantee shall either approve or disapprove of the plans and specifications submitted by Grantor within thirty (30) days of receipt of same in writing or the paving, grading, or other work which is the subject of the request for approval and set forth in such plans and specifications shall be deemed approved by Grantee.

The rights, title and privileges herein granted may, in whole or in part, be sold, leased, assigned, pledged, and mortgaged, and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives. Except in the event of an emergency, after completion of the original construction and installation, Grantee will endeavor to provide notice to Grantor prior to conducting any maintenance, repair, replacement or removal of any of the Pipeline Facilities.

The failure of Grantee to exercise any rights herein conveyed in any single instance shall not be considered a waiver of such rights and shall not bar Grantee from exercising any such rights in the future, or if necessary, seeking an appropriate remedy in conjunction with such rights. Nothing in this Grant of Easement shall serve to diminish Grantor’s obligation to conform to all applicable laws, regulations, codes and standards. Grantee warrants to the Grantor that, prior to construction of the Pipeline Facilities, Grantee will have all necessary environmental permits and approvals for the construction, maintenance and repair of the Pipeline Facilities from all applicable federal and state authorities, and Grantee hereby indemnifies and agrees to hold Grantor harmless from any and all damage, liability or expense incurred by Grantor for Grantee’s failure to have obtained said approvals or to have complied with all Applicable Laws as defined herein.

Grantor understands and agrees that any person securing this grant is without authority from Grantee to make any agreement with respect to the subject matter not herein expressed and this Grant of Easement represents the entire agreement between parties.

Grantee hereby indemnifies and agrees to hold Grantor harmless from and against any and all damages, losses, costs, expenses, liabilities, suits, awards, penalties and fines, including,
without limitation, Grantor’s reasonable attorney’s fees and costs, relating to the violation by
Grantee of any environmental laws, or any other applicable law, rule, regulation, ordinance,
code, or statute ("Applicable Laws") including, without limitation, any violation of any
Applicable Laws relating to any spill, breakage, leaking, corrosion, release or any other
environmental contamination on any land of the Grantor from the Pipeline Facilities or as a
result of Grantee’s exercise of its rights under this Grant of Easement.

(Remainder of this page intentionally left blank)
IN WITNESS WHEREOF, the GRANTOR herein has duly executed this Grant of Easement on this the 12th day of June, 2015.

WITNESS:

[Signatures]

Print Name

[Signatures]

Print Name

GRANTOR:

Osceola Crossings Owner, LLC,
a Florida limited liability company

By: [Signature]

Print Name

Its: Vice President and Secretary

ACKNOWLEDGEMENT

STATE OF [Florida]

COUNTY OF [Orange]

The foregoing instrument was acknowledged before me the 12th day of June, 2015, by [Signature], its Vice President and Secretary, on behalf of Osceola Crossings Owner, LLC, a Florida limited liability company. He/she is personally known to me or has produced as identification.

Given under my hand and notary seal this the 12th day of June, 2015.

[Notary Seal]

JULIE F. SMOYK
NOTARY PUBLIC
STATE OF FLORIDA
Comm 6/10/2015
Expires 7/10/2019

[Signature]

NOTARY PUBLIC

[AFFIX NOTARY SEAL]

My commission expires: [Expiration Date]
Permanent Easement Area 1

A permanent easement of varying width, in, over and across land now or formerly of OSCEOLA CROSSINGS OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY (Grantor), lying in Section 03 - Township 25S - Range 29E in the City of Kissimmee, Florida, designated as assessor tract 03-25-29-4596-0001-0016 with the County of Osceola Property Appraiser, and more particularly described in Deed Book 4581 Page 2074 with the Official Clerk of Courts Records of Osceola County (OR). Said permanent easement is more particularly described as follows:

BEGINNING at a point of intersection of the northerly right-of-way line of WEST OSCEOLA PARKWAY and the southerly boundary of land of the Grantor, said POINT OF BEGINNING having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,284,361.70 and East 1,509,687.38, thence;

N 53° 55' 04" E passing through said land of the Grantor a distance of twenty-eight and nine hundredths feet (28.09') more or less, to a point on the westerly boundary of land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4575-0001-00A0 and more particularly described in Deed Book 904 Page 2135 (said point having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,284,378.24 and East 1,509,710.09), thence;

S 07° 23' 12" E by and along said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION and said land of the Grantor a distance of twenty-four and sixty-four hundredths feet (24.64') more or less, to a point on the northerly right-of-way line of WEST OSCEOLA PARKWAY, thence;

Northwesterly by and along said northerly right-of-way line of WEST OSCEOLA PARKWAY, along a curve having a radius of one thousand nine hundred nineteen and eighty-six hundredths feet (1919.86'), a length of twenty-seven and five hundredths feet (27.05'), a chord bearing of N 73°02'59" W and a chord length of twenty-seven and five hundredths feet (27.05') more or less to the POINT OF BEGINNING.

Permanent Easement Area 2

A permanent easement of varying width, in, over and across land now or formerly of OSCEOLA CROSSINGS OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY (Grantor), lying in Section 03 - Township 25S - Range 29E in the City of Kissimmee, Florida, designated as assessor tract 03-25-29-4596-0001-0016 with the County of Osceola Property Appraiser, and more particularly described in Deed Book 4581 Page 2074 with the Official Clerk of Courts Records of Osceola County (OR). Said permanent easement is more particularly described as follows:

Beginning at a point on the northerly boundary of land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4575-0001-00A0 and more particularly described in Deed Book 904 Page 2135, said POINT OF BEGINNING having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,285,095.28 and East 1,509,870.83, thence;

N 00° 06' 16" E a distance of five hundred fifty-six and one hundredths feet (556.01') more or less, to a point on the southerly boundary of other land now or formerly DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4596-0001-0010 and more particularly described in Deed Book 904 Page 2135, thence;

N 75° 59' 38" E by and along said other land now or formerly DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4596-0001-0010 a distance of twenty-five and seventy-eight hundredths feet (25.78') more or less to a point, said point having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,285,657.52 and East 1,509,896.86, thence;

S 00° 06' 16" W a distance of four hundred twenty-one and seventy-three hundredths feet (421.73') more or less to a point on the northerly boundary of said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4575-0001-00A0, thence continuing by and along the northerly boundary of said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as tract 03-25-29-4575-0001-00A0 the following three courses and distances;

Legal_HCL-FL-OS-076.050.docx October 14, 2014
N 89° 40' 07" W  a distance of four and eighty-two hundredths feet (4.82') more or less to a point, thence;
S 00° 04' 01" W  a distance of one hundred forty and fifty-six hundredths feet (140.56') more or less to a point, thence;
N 89° 56' 43" W  a distance of twenty and twenty-seven hundredths feet (20.27') more or less to the POINT OF BEGINNING.

The above described Permanent Easement Areas 1 & 2 contain 0.312 acres more or less, and are also depicted on a plat prepared by SGC Engineering, LLC entitled: "HCL-FL-OS-076.050 - PERMANENT PIPELINE EASEMENT & TEMPORARY WORKSPACE AREAS, OWNER: "OSCEOLA CROSSINGS OWNER, LLC", Dated: October 15th 2014, previously unrecorded but made a part of this conveyance.

Raymond J. Hintz
State of Florida
Professional Surveyor and Mapper No. PSM4908

October 14, 2014
EXHIBIT A
HCL-FL-OS-075.065

EASEMENT LINE TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>#</th>
<th>LENGTH</th>
<th>BEARING</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td></td>
<td>25.16'</td>
<td>N38°09'.37&quot;E</td>
</tr>
<tr>
<td>L2</td>
<td></td>
<td>25.76'</td>
<td>S75°59'.38&quot;W</td>
</tr>
</tbody>
</table>

1/2" WITH CAP "PCC 37175" P.O.B. POINT OF BEGINNING

PERMANENT BASEMENT AREA

HCL-FL-OS-075.065
03-25-29-076-000-001
BOOK 951 PAGE 2794
PARCEL 1

NOTES:

1) THE LOCUS PARCEL IS KNOWN AS TRACT 03-25-29-076-000-001, ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE OSCEOLA COUNTY PROPERTY APPRAISER'S DATA AS OF THE DATE OF THIS SURVEY.

2) THE PROPERTY LINES AS SHOWN HEREON ARE BASED ON A FIELD SURVEY CONDUCTED ON JANUARY 19TH, 2014, AND PROPERTY RETRACTION OF A LIMITED TITLE CERTIFICATE PROVIDED BY OTHERS. THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS FOR A SPECIAL PURPOSE SURVEY AS SET OUT IN 64-17, 106(14)F.L.A.C.

3) THE INTENT OF THIS SPECIAL PURPOSE SURVEY MAP IS TO DEPICT A CONTINUOUS PERPETUAL EASEMENT TOGETHER WITH ASSOCIATED TEMPORARY WORKSPACES FOR THE OPERATION, MAINTENANCE, AND CONSTRUCTION OF A NATURAL GAS PIPELINE. NO REPORT WAS PREPARED IN CONJUNCTION WITH THIS MAP.

4) THE BEARINGS SHOWN HEREON REFER TO UTM ZONE 17 NORTH, NAD 83 (2007), US SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONAL SURVEYED DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET AND WERE COMPUTED BY APPLING A COMBINED SCALE FACTOR OF 0.999800.

5) SURVEY DATA UTILIZED IN PREPARATION OF THESE PLANS WAS COLLECTED UTILIZING RTK-GPS EQUIPMENT AND TOOLS, HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY SGC ENGINEERING, LLC. TO AN ACCURACY WHICH EXCEEDS A 1:10,000,000 CLOSURE, AND IS DOCUMENTED IN A GEOEDC SURVEY CONTROL REPORT DATED SEPTEMBER 12TH, 2013. THE PROJECTED RELATIVE ACCURACY OF SURVEY DATA IS 0.31 HORIZONTALLY AND 0.2 VERTICALLY. RECORDS OF MEASUREMENT AND REPORTS USED TO PRODUCE THIS MAP SHALL BE MAINTAINED BY SGC ENGINEERING, LLC.

6) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC, PROFESSIONAL SURVEYOR & MAPPER FLORIDA BUSINESS LICENSE NO. LP697. PRINCIPAL ADDRESS: 501 COUNTY ROAD, WESTBROOK, ME 04862.

RECORD DEED:
- A SPECIAL WARRANTY DEED OF CONVEYANCE FROM OSCEOLA CROSSINGS OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECRIRED IN DEED BOOK 4597 PAGE 2794 ON MARCH 19TH, 2014 IN THE PUBLIC RECORDS OF THE CLERMONT COUNTY OF OSCEOLA.

REVISIONS

NAME: HCL-FL-OS-075.065LDW

SECTION: 3 TOWNSHIP: 25S RANGE: 25E

CITY: KISSIMMEE LENGTH ACROSS PROPERTY: 250

CNTY: OSCEOLA STATE: FL ACCESS ID: M18
EXHIBIT A
SABAL TRAIL TRANSMISSION
AREA OF PERMANENT EASEMENT
03-25-29-4596-0001-0015
CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA

Permanent Easement Area

A permanent easement of twenty-five feet (25’) width, in, over and across land now or formerly of OSCEOLA CROSSINGS OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY (Grantor), lying in Section 3 - Township 25S - Range 29E in the City of Kissimmee, Florida, designated as assessor tract 03-25-29-4596-0001-0015 with the County of Osceola Property Appraiser, and more particularly described in Deed Book 4581 Page 2074 with the Official Clerk of Courts Records of Osceola County (OR). Said permanent easement is more particularly described as follows:

Beginning at a point on the northerly boundary of land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as assessor tract 03-25-29-4596-0001-0010 and more particularly described in Deed Book 904 Page 2135, said POINT OF BEGINNING having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,285,721.33 and East 1,509,871.98, thence;

N 00° 06' 16" E passing through said other land of the Grantor, a distance of two hundred sixty-six and three hundredths feet (266.03’) more or less, to a point on the southerly boundary of other land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as assessor tract 03-25-29-4575-0001-00A0 and more particularly described in Deed Book 904 Page 2135, thence;

N 83° 09' 37" E by and along said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as assessor tract 03-25-29-4575-0001-00A0 and said land of the Grantor, a distance of twenty-five and eighteen hundredths feet (25.18’) more or less, to a point, said point having a UTM Zone 17 North NAD83 (2007) US Survey Feet Coordinate of North 10,285,990.36 and East 1,509,897.47, thence;

S 00° 06' 16" W passing through said land of the Grantor, a distance of two hundred sixty-two and seventy-nine hundredths feet (262.79’) more or less, to a point on the northerly boundary of said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as assessor tract 03-25-29-4596-0001-0010, thence;

S 75° 59' 38" W by and along said land now or formerly of DEERFIELD LAND CORPORATION, A DELAWARE CORPORATION designated as assessor tract 03-25-29-4596-0001-0010 and said land of the Grantor, a distance of twenty-five and seventy-eight hundredths feet (25.78’) more or less, to the POINT OF BEGINNING.

The above described Permanent Easement Area contains 0.152 acres more or less, and is also depicted on a plat prepared by SGC Engineering, LLC entitled: “HCL-FL-OS-076.055 - PERMANENT PIPELINE EASEMENT & TEMPORARY WORKSPACE AREAS, OWNER: ‘OSCEOLA CROSSINGS OWNER, LLC”, Dated: October 10th 2014, previously unrecorded but made a part of this conveyance.

Raymond J. Hintz
State of Florida
Professional Surveyor and Mapper No. PSM4908

Legal_HCL-FL-OS-076.055

October 10, 2014