EASEMENT DEED

THIS INDENTURE, made the 22nd day of November, 2005, by Deerfield Land Corporation, whose address is 14901 S. Orange Blossom Trail, Orlando, FL 32837, hereinafter called the Grantor, and KISSIMMEE UTILITY AUTHORITY, a body politic, in Osceola County, Florida, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 DOLLARS and other valuable considerations, in hand paid to the Grantor by the Grantee, receipt whereof is hereby acknowledged, said Grantor does hereby grant, bargain, sell, convey and quitclaim to said Grantee, its successors and assigns forever, a right of way and easement with the right privilege and authority to said Grantee, its successors or assigns, to erect, construct, maintain and operate a line or lines for the transmission and distribution of electric energy, for the transmission of information via fiber optic lines and/or any other purposes of the Grantor for which said line or lines can be used without exceeding the boundaries of said right of way and easement theretofore for any and all purposes for which electric energy is now or may hereafter be used, and for any and all other purposes of the grantee consistent with this right of way and easement with all necessary poles, towers, wires, cables, fixtures, and appliances, including guy wires, stubs, anchors and brace poles, cable television and telephone wire connections, through, over and under the lands of the Grantor in Osceola County, Florida described in Exhibit "A" attached hereto; together with the right of the Grantee, its successors and assigns, to cut and remove from said right of way as above described, any trees, overhanging branches, or other obstructions which may endanger the safety or interfere with the operation and maintenance of said transmission and/or distribution and/or fiber optic lines and such fixtures and appliances, poles anchors and other appurtenances thereto, or any structure on said right of way; and all times for the purpose of patrolling the said transmission line, or repairing, building, renewing or adding poles or other fixtures and equipment to said line, and the doing of anything necessary, useful or convenient for the full enjoyment of the easement herein granted.

Grantee will be responsible for, and will indemnify, save harmless and defend Grantor against and from all claims and suits for, and all liability loss or expense arising from, or incidental to or in connection with, damage to, or loss of any property of Grantor, Grantee, the agents, servants, licensees, contractors, invitees or employees of either or any Person and indemnify against and from all claims and suits for, all liability, loss or expense arising out of, or incidental to or in connection with injury to or death of persons, including agents, servants, contractors, licensees, invitees, or employees of Grantor or Grantee, or any other person, if damage, loss, injury or death arise in any manner, directly or indirectly, out of, or incidental to, or in connection with the granting of this Easement, except when such losses and damages are due to the negligence of Grantor, his successors, assigns, lessees, licensees and agents, or third parties.

If this Easement terminates for any reason, Grantee will restore the land to its former condition upon the option Grantor including, leveling and filling earth, and removing any improvements placed on the Easement area.

"Grantor" is used for singular or plural as context requires.

IN WITNESS WHEREOF the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first written above.

Signed, sealed and delivered in the presence of:

[Signatures and names]

STATE OF FLORIDA
COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of November, 2005, by

[Signatures and names]

WITNESS my hand and official seal on this 2nd day of November, A.D. 2005.


[Seal]

By:

[Notary Public]

Printed or typed name
SKETCH OF DESCRIPTION
15' UTILITY EASEMENT
(THIS IS NOT A SURVEY)

SCALE: 1" = 30'

EASTERLY RIGHT-OF-WAY LINE OF U.S.
HIGHWAY 441 (S.R. NO. 500 & 600) AND THE
WESTERLY LINE OF TRACT B AND LOT 1,
OSCEOLA CORPORATE CENTER
P.B. 6, PG. 147, OSCEOLA COUNTY, FLORIDA

N LINE OF NW 1/4 OF
SECTION 3-25-29

POINT OF
COMMENCEMENT
N 1/4 CORNER OF
SECTION 3-25-29

CURVE TABLE

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<tr>
<th>CURVE</th>
<th>ARC</th>
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<td>1115.13</td>
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<td>17.91</td>
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<td>1355.61</td>
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LINE TABLE

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Printed: Nov 22, 2005 - 11:27am by steven/landech

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TETRATRON HAI
201 EAST FIVE STREET - SUITE 1000 - ORLANDO, FL 32801
TELEPHONE (407) 839-3955 - FAX (407) 481-8431

DATE

REVISED CHECKED

SCALEx1"=30'

SHEET 1 OF 2

LAWRENCE E. JENKINS
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION #5364
SKETCH OF DESCRIPTION
15' UTILITY EASEMENT
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:
A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA AND BEING A PORTION OF TRACT B, OSCEOLA CORPORATE CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 147 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°53'31"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, FOR A DISTANCE OF 1383.83 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD NO. 500 & 600); THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF TRACT B AND LOT 1 OF THE AFORESAID OSCEOLA CORPORATE CENTER FOR THE FOLLOWING COURSES: 90°35'55"E, 124.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 11850.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'00" FOR A DISTANCE OF 1396.07 FEET TO THE POINT OF TANGENCY; THENCE RUN S00°03'02"W, 2256.39 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 AND RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OSCEOLA PARKWAY FOR THE FOLLOWING COURSES: 55°44'15"E, 54.69 FEET; THENCE S08°56'29"E, 1391.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1347.91 FEET; THENCE RUN EASTERNLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'50" FOR A DISTANCE OF 595.13 FEET; THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF OSCEOLA PARKWAY, RUN N19°34'23"E, FOR A DISTANCE OF 28.80 FEET; THENCE RUN N30°18'12"W, FOR A DISTANCE OF 7.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 132.00 FEET AND A CENTRAL ANGLE OF 27°11'05"; A CHORD BEARING OF N43°53'45"W, AND A CHORD LENGTH OF 62.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 62.83 FEET; THENCE RUN N24°38'15"E, FOR A DISTANCE OF 32.87 FEET; THENCE RUN N88°29'53"W, FOR A DISTANCE OF 5.76 FEET; THENCE RUN N39°38'23"E, FOR A DISTANCE OF 31.86 FEET; THENCE RUN S30°21'31"E, FOR A DISTANCE OF 40.00 FEET; THENCE RUN N59°38'29"E, FOR A DISTANCE OF 40.00 FEET; THENCE RUN S20°53'21"E, FOR A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING; THENCE RUN N64°19'52"E, FOR A DISTANCE OF 12.68 FEET; THENCE RUN S28°55'11"E, FOR A DISTANCE OF 81.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,347.91 FEET; A CENTRAL ANGLE OF 02°43'23", A CHORD BEARING OF S59°25'10"W AND A CHORD LENGTH OF 17.01 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.01 FEET; THENCE RUN N28°55'11"W, FOR A DISTANCE OF 15.00 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,332.91 FEET, A CENTRAL ANGLE OF 00°35'10", A CHORD BEARING OF N58°43'32"E AND A CHORD LENGTH OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 2.00 FEET; THENCE RUN N28°55'11"W, FOR A DISTANCE OF 67.87 FEET; THENCE RUN N64°19'52"E, FOR A DISTANCE OF 2.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,264 SQUARE FEET OR 0.0260 ACRES, MORE OR LESS.

NOTES:

Plotted: Nov 22, 2005 - 11:30am by steve.teaster
\N\SURVEY\DOCS\1995\95.0076.003\Sketch of Descriptions\utility easement.dwg

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TETRA TECH HAI
201 EAST FIFTH STREET - SUITE 1000 - ORLANDO, FL 32801
TELEPHONE (407) 839-3955 - FAX (407) 481-8447

FIELD BOOK/PAGE
PROJECT NO. 95.0076.003
SCALE 1"=10'
SHEET 2 of 2

LAWRENCE E. JENKINS
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION #5364