

LAKE REGION ELECTRIC COOPERATIVE, INC.
LAKE REGION TECHNOLOGY & COMMUNICATIONS, LLC

Location No. _____
RIGHT-OF-WAY EASEMENT
TELECOMMUNICATIONS EASEMENT

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENT, THAT we, the undersigned, (whether one or more) for and in consideration of the one Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged,

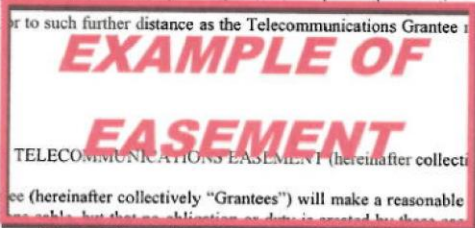
John A. Doe and Jane E. Doe

(Unmarried) (Married) (hereinafter "Grantor"), do hereby grant unto Lake Region Electric Cooperative, Inc. ("Grantee"), an Oklahoma cooperative corporation and its subsidiaries, whose address is 516 S. Lake Region Rd., Hulbert, Oklahoma and to its successors, lessees, licensees and/or assigns, the perpetual easement and right to construct, reconstruct, place, install, replace, alter, repair, patrol, rebuild, operate and maintain an overhead or underground electrical distribution or transmission system and a fiber optic or other communication system for internal electric utility purposes and all appurtenances thereto, (all of which hereinafter referred to as the "Electrical System") on and across the property described or shown below or in Exhibit "A" hereto (the "Property"), situated in the County of Cherokee, State of Oklahoma, in Section 2 Township 15 N, Range 22 E with the perpetual right and privilege of ingress and egress from the nearest convenient, accessible public road upon and across Grantor's property to the easement, with the right to additionally cross on or over the Property as necessary to avoid or circumvent obstructions, for the purpose of accessing and utilizing the easement rights granted herein, to utilize all streets, roads or highways on or abutting Grantor's property, to excavate for purposes relating to the System, and to cut, trim and/or treat by use of herbicides, shrubbery and timber including nut trees, that may interfere or threaten to endanger the operation of the System, to a distance of 15 feet in each direction from any line of the System, or to such further distance as the Grantee may find necessary to keep the System clear, safe and reliable.

See Exhibit "A" or Property Described as follows

TELECOMMUNICATIONS EASEMENT

FURTHER KNOW ALL MEN BY THESE PRESENT, THAT we, the undersigned, Grantor, does hereby grant, bargain, sell and convey unto Lake Region Electric Cooperative, Inc. and Lake Region Technology & Communications, LLC ("Telecommunications Grantee"), a perpetual easement for transmission of commercial telecommunications including, but not limited to voice, data and video signals (herein after referred to as the "Telecommunications System"). This easement is concurrent with Lake Region Electric Cooperative, Inc. Right of Way Easement, above described, and encumbers the Property, which is described above or in Exhibit "A", and is situated as described above. Grantor further hereby grants and authorizes Telecommunications Grantee the perpetual right to construct, reconstruct, place, install, replace, alter, repair, patrol, rebuild, operate and maintain fiber optic line and/or lines and all appurtenances thereto including aerial and underground telecommunications equipment, with the perpetual right and privilege of ingress and egress from the nearest convenient, accessible public road upon and across Grantor's property to the easement, with the right to additionally cross on or over the Property as necessary to avoid or circumvent obstructions, for the purpose of accessing and utilizing the easement rights granted herein, to utilize all streets, roads or highways on or abutting Grantor's property, to excavate for purposes relating to the Telecommunications System, and to cut, trim and/or treat by use of herbicides, shrubbery and timber including nut trees, that may interfere or threaten to endanger the operation of the System, to a distance of 15 feet in each direction from any line of the Telecommunication System, or to such further distance as the Telecommunications Grantee may find necessary to keep the Telecommunications System clear, safe and reliable.



COMMON TERMS AND CONDITIONS

With respect to both the RIGHT-OF-WAY EASEMENT AND THE TELECOMMUNICATIONS EASEMENT (hereinafter collectively "the Easements"):
The undersigned agrees that Grantee and Telecommunication Grantee (hereinafter collectively "Grantees") will make a reasonable effort to identify shrubbery and timber which may interfere or threaten to endanger the electric conductor and telecommunication cable, but that no obligation or duty is created by these easements and Grantees assume no liability as a result of these easements for any damages which arise directly or indirectly from operations relating to clearing the easements, including but not limited to the failure to identify or remove trees, shrubbery, timber or vegetation which may interfere or threaten to endanger the electric conductor or telecommunications cable.
The undersigned agree that all poles, wires, fiber optic cable and other facilities, including any main service entrance equipment installed on the above-described Property at the Grantee and Telecommunications Grantee's (hereinafter collectively "Grantees") expense shall remain the property of the Grantees, removable at the option of the Grantees at any time. That in construction of the Electrical System and Telecommunications System and at any time thereafter, Grantees shall have the right to install and maintain gates in fences which cross the easement for use in ingress and egress to the adjacent premises.
Grantor does further grant, bargain, sell and convey unto Grantees, the perpetual right, privilege and authority to clear and keep cleared, all structures, buildings, improvements and fire hazards located within the Easements; provided that fire hazards shall not be interpreted to include fences or growing crops, other than growing timber. Grantor agrees to make no use of, nor permit others to make any use of, the lands within said Easements that would reduce line clearance or in any other way interfere with the proper and safe operation or maintenance of the Electrical System or the Telecommunications System by Grantees.

The undersigned covenant that they are the owners of the above-described lands, and have the full power, authority and right to make this conveyance, and that the said lands are free of encumbrances and liens of whatsoever character.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 8th day of May, 20 16

John A. Doe (L.S.)
Jane E. Doe (L.S.)

Signed, sealed and delivered in the presence of:

State of Oklahoma
County of Cherokee ss.

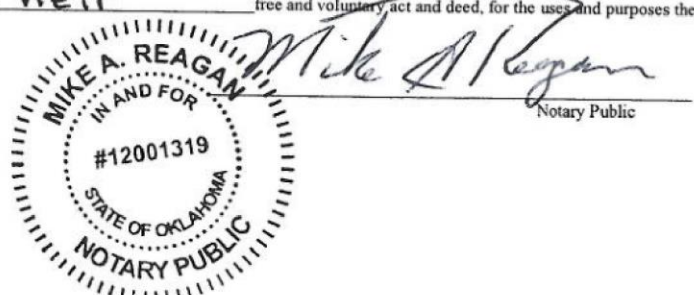
Before me, the undersigned Notary Public within and for the above County and State, on this 8th day of May, 20 16, personally appeared

John A. Doe and
Jane E. Doe known to be the identical person

S who executed the above and foregoing Right-of-Way Easement and Telecommunications Easement, and acknowledged to me that
They executed the same as Their free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year above written.

My Commission expires: 2-9-2020



EXAMPLE OF EXHIBIT A

Exhibit A

Commencing at the South Quarter Corner of Section 2, T 15 N, R 22 E, I.B.M., Cherokee County, Oklahoma; thence N 06° 39' 15" E a distance of 2256 Feet M/L to an Existing Electric Pole for the True Point Of Beginning; thence S 88° 47' 40" W a distance of 218 Feet M/L to an Electric Pole; thence S 88° 47' 40" W a distance of 80 Feet M/L for the Point Of Termination (line continuing to neighbor's property to the West). The 15 Foot corridor on either side of the centerline shall extend or shorten to avoid gaps or overages on the adjoining property. The Pole at the True Point Of Beginning shall have a 30 foot radial easement for anchoring purposes. All of which is located in the NW1/4, SE1/4 of Section 2, T 15 N, R 22 E, I.B.M., Cherokee County, Oklahoma.

Bearing and distances are approximated based on GPS data gathered and projected into a NAD_1983_StatePlane_Oklahoma_North_FIPS_3501_Feet and are not astronomic bearings.

