

## Columbia County Cellular Tower Antenna Application

GH  
ATC 21806  
13692328

**For Office Use Only** Application # \_\_\_\_\_ Date Received \_\_\_\_\_ By \_\_\_\_\_ Permit # \_\_\_\_\_  
Zoning Official \_\_\_\_\_ Date \_\_\_\_\_ Flood Zone \_\_\_\_\_ Land Use \_\_\_\_\_ Zoning \_\_\_\_\_  
FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE \_\_\_\_\_ River \_\_\_\_\_ Plans Examiner \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
☐ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Well letter ☐ 911 Sheet ☐ Parent Parcel # \_\_\_\_\_  
☐ Dev Permit # \_\_\_\_\_ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☐ App Fee Paid ☐ Sub VF Form

Septic Permit No. NA OR City Water ☐ Fax \_\_\_\_\_Applicant (Who will sign/pickup the permit) Gerald Napier Phone 904-305-5708Address 335 Wilbanks Dr., Ball Ground, GA 30107Leasee Name Verizon Wireless Phone 954-684-2492911 Address 3969 SW TUSTENUGGEE AveContractors Name Network Installation Specialists, LLC - Gerald Napier Phone 904-305-5708Address 335 Wilbanks Dr., Ball Ground, GA 30107Contractor Email permits@nis.us.com \*\*\*Include to get updates on this job.Fee Simple Owner Name & Address BAILEY AUBREY W (ATC-VERIZON) 3969 SW TUSTENUGGEE AVENUE LAKE CITY, FL 32024

Bonding Co. Name &amp; Address \_\_\_\_\_

Architect/Engineer Name & Address ATC TOWER SERVICES, LLC 3500 REGENCY PKWY STE 100 CARY, NC 27518

Mortgage Lenders Name &amp; Address \_\_\_\_\_

Circle the correct power company ☐ FL Power & Light ☒ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke EnergyProperty ID Number 05-5S-17-09120-000 Estimated Construction Cost \$25,000

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_

Driving Directions from a Major Road \_\_\_\_\_

Construction of Replace antennas, equipment, generator, and ILC ☒ Commercial OR ☐ ResidentialProposed Use/Occupancy Existing Communications Tower Number of Existing Dwellings on Property NAIs the Building Fire Sprinkled? NA If Yes, blueprints included NA Or Explain NACircle Proposed ☐ Culvert Permit or ☐ Culvert Waiver or ☐ D.O.T. Permit or ☒ Have an Existing DriveActual Distance of Structure from Property Lines - Front NA Side NA Side NA Rear NANumber of Stories NA Heated Floor Area NA Total Floor Area NA Acreage \_\_\_\_\_

Zoning Applications applied for (Site &amp; Development Plan, Special Exception, etc.) \_\_\_\_\_



Columbia County Building Permit Application

**CODE: Florida Building Code 2017 and the 2014 National Electrical Code.**

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

**TIME LIMITATIONS OF APPLICATION :** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Margaret Robinson, Vice President, UST Legal for  
American Towers LLC as attorney-in-fact for Aubrey W.  
Bailey. For authority, see attached document.


By: 

**\*\*Property owners must sign here  
before any permit will be issued.**

Print Owners or Authorized Agents Name Owners or Agents Signature

**\*\*If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

  
Contractor's Signature

Contractor's License Number CGC057560  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 20th day of December 2022.

Personally known X or Produced Identification \_\_\_\_\_

  
State of Florida Notary Signature (For the Contractor)

# SUBCONTRACTOR VERIFICATION

GH  
ATC 21806  
13692328

APPLICATION/PERMIT # **43189**

JOB NAME **ATC COLUMBIA**

## THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

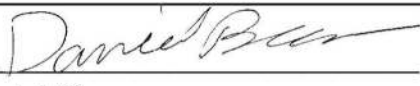
Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

**Use website to confirm licenses:** <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input type="checkbox"/> CC# _____	Print Name <u>Daniel Beeman</u> Signature <u></u> Company Name: <u>Network Installation Specialists, LLC</u> License #: <u>EC13010253</u> Phone #: <u>941-565-3536</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/A/C</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/GAS</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE SPECIALTY</b> <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE



**Prepared by and Return to:**

Attorney Patricia Barnaby, Land Management  
Site No.: 21806  
Site Name: Columbia-Nextel BTS FL  
c/o American Tower  
10 Presidential Way  
Woburn, MA 01801

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(Recorder's Use Above this Line)

**STATE OF FLORIDA**

**Premises Parcel No.: 05-5S-17-09120-000**

**COUNTY OF COLUMBIA**

**EASEMENT AGREEMENT**

This Easement Agreement ("Agreement") dated as of May 31<sup>st</sup>, 2013, by and between **Aubrey W. Bailey and Kelly W. Bailey**, ("Grantor") and **American Tower, L.P.**, a Delaware limited partnership, ("Grantee").

**BACKGROUND**

Grantor is the owner of the real property described on Attachment "A" hereto (the "Premises"). Grantor desires to grant to Grantee certain easement rights with respect to the Premises, as more particularly described below, and subject to the terms and conditions of this Agreement.

**AGREEMENTS**

For and in consideration of the covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Grant of Easements.** Grantor, for itself and its heirs, personal representatives, successors and assigns, hereby grants and conveys unto Grantee, its successors and assigns: (i) a perpetual, exclusive easement (the "Exclusive Easement") in and to that portion of the Premises more particularly described on Attachment "B" hereto; and (ii) a perpetual, non-exclusive easement in and to that portion of the Premises more particularly described on Attachment "C" hereto (the "Access and Utility Easement") (the Exclusive Easement and the Access and Utility Easement being collectively referred to herein as the "Easements"). The Easements shall be used for the purposes set forth in Section 6 hereof.
2. **Private Easement.** Nothing in this Agreement shall be deemed to be a dedication of any area for public use. All rights, easements and interests herein created are private and do not constitute a grant for public use or benefit.
3. **Successors Bound.** This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, personal representatives, lessees, successors and assigns. It is the intention of the parties hereto that all of the various rights, obligations, restrictions and easements created in this Agreement, including but not limited to those set forth in Sections 1, 10, 11, 12, 23 and 25, shall run with the affected lands and shall inure to the benefit of and be binding upon all future owners and lessees of the affected lands and all persons claiming under them.

Easement Agreement  
Site Name: Columbia-Nextel BTS FL  
Site Number: 21806

4. Duration. The duration of the Easements granted herein (the "Term") shall be perpetual, unless Grantee provides written, recordable notice of its intent to terminate this Agreement, in which event this Agreement and all obligations of Grantee hereunder shall terminate upon Grantee's recordation of any such notice. In the event that the use of the Easements is abandoned by Grantee, or its successors, then Grantor, or its successors, may terminate the Easements by providing legally sufficient evidence of such abandonment, and following such termination all right and title to the land constituting the Easements shall revert back to Grantor. Abandonment shall be deemed to have occurred if neither Grantee nor any of its affiliates, customers, tenants, subtenants, employees or agents utilize (such use shall be construed broadly to include, but not be limited to, use of the tower for the broadcast and receipt of telecommunications signals, maintenance of the tower or the equipment located on the Exclusive Easement, or maintenance and/or upkeep of the Easements) the tower site or facilities in any manner for a consecutive period of ten (10) years, and, following the expiration of such 10 year period, do not respond within forty-five (45) days of Grantor's written notice to Grantee.
5. Easement Consideration. Grantor hereby acknowledges the receipt, contemporaneous with the execution hereof, of all consideration due hereunder. Accordingly, no additional consideration shall be due during the Term of this Agreement.
6. Use of Easement Areas.
  - a. Exclusive Easement. The Exclusive Easement shall be used by Grantee and its designated customers, lessees, sublessees, licensees, agents, successors and assigns for installing, constructing, maintaining, operating, modifying, repairing and replacing improvements and equipment, which may be located on the Exclusive Easement from time to time, for the facilitation of communications and other related uses. Grantee may make any improvements, alterations or modifications to the Easements as are deemed appropriate by Grantee, in its sole discretion. At all times during the Term, Grantee shall have the exclusive right to use, and shall have free access to, the Easements seven (7) days a week, twenty-four (24) hours a day. Grantee shall have the exclusive right to lease, sublease, license, or sublicense any structure or equipment on the Exclusive Easement and shall also have the right to license, lease or sublease to third parties any portion of the Exclusive Easement, but no such lease, sublease or license shall relieve or release Grantee from its obligations under this Agreement. Grantor shall not have the right to use the Exclusive Easement for any reason and shall not disturb Grantee's right to use the Exclusive Easement in any manner. Grantor and Grantee acknowledge that Grantee shall be locating expensive telecommunications equipment in the Exclusive Easement and that Grantee, in order to comply with FCC regulations, must construct a fence around all or part of the Exclusive Easement, and shall have the right to prohibit anyone, including Grantor, from entry into such Exclusive Easement.
  - b. Access and Utility Easement. The Access and Utility Easement shall be used by Grantee, its customers, lessees, sublessees, licensees, agents, successors and assigns for ingress and egress from and to the Exclusive Easement, as well as the construction, installation, operation and maintenance of overhead and underground electric, water, gas, sewer, telephone, data transmission and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) with the right to reconstruct, improve, add to, enlarge, change and remove such facilities, and to connect the same to utility lines located in a publicly dedicated right of way. Grantor shall not in any manner prevent access to, and use of, the Access and Utility Easement by Grantee or its customers, lessees, sublessees, licensees, agents, successors and assigns; and Grantor shall not utilize the Access and Utility Easement in any manner that interferes with Grantee's or its customers', lessees', sublessees', licensees', agents', successors' and assigns' use of such area. If the Access and Utility Easement is currently used by Grantor or its tenants, then Grantee shall not in any manner prevent access to, and use of, the Access and Utility Easement by Grantor or its tenants.
7. Equipment and Fixtures. Grantee or its licensees and customers shall have the right to erect, install, maintain, replace and operate on the Exclusive Easement such equipment, structures, fixtures, antennae and other personal property as Grantee may deem necessary or appropriate, and such property, including the equipment, structures, fixtures and other personal property currently on the Exclusive Easement, shall not be deemed to be part of the Premises, but shall remain the property of Grantee or its licensees and customers. At any time during the term of this Agreement and within 90 days after termination hereof, Grantee or its customers may remove their equipment, structures, fixtures and other personal property from the Easements.
8. Assignment. Grantee may assign this Agreement, in whole or in part, to any person or entity at any time without the prior written consent of Grantor, including but not limited to an affiliate of Grantee. If any such assignee agrees to assume all of the obligations of Grantee under this Agreement, then Grantee will be relieved of all responsibility hereunder.

9. Covenants and Agreements.

a. Grantor represents and warrants that it is the owner in fee simple of the Easements, free and clear of all liens and encumbrances, and that it alone has full right to grant the Easements and assign the Lease (as defined in Section 25 hereof). Grantor further represents and warrants that Grantee shall peaceably and quietly hold and enjoy the Easements during the Term without any hindrance, molestation or ejection by any party whomsoever.

b. During the Term, Grantor shall pay when due all real property taxes and all other fees and assessments attributable to the Premises. Grantee hereby agrees to pay any increase in real property taxes levied against the Premises which are directly attributable to Grantee's use of the Easements (but not, however, taxes attributable to periods prior to the date of this Agreement such as roll-back or greenbelt assessments) if Grantor furnishes proof of such increase to Grantee. If Grantor fails to pay when due any taxes affecting the Premises, Grantee shall have the right but not the obligation to pay such taxes and demand payment therefor from Grantor, which payment Grantor shall make within ten (10) days of such demand by Grantee.

c. Unless the Exclusive Easement already constitutes a separate tract or tax parcel, Grantor shall not cause the area comprising the Easements to be legally or otherwise subdivided from any master tract of which it is a part, nor shall Grantor cause the area comprising the Easements to be separately assessed for tax purposes. If it is determined by Grantee that the transfer of the Easements set forth herein requires or shall require the subdivision of the Premises, and if Grantee, in its sole judgment, determines that it desires to seek subdivision approval, then Grantor agrees to cooperate with Grantee, at Grantee's expense, in obtaining all necessary approvals for such subdivision.

d. Grantor shall not grant, create, or suffer any claim, lien, encumbrance, easement, restriction or other charge or exception to title to the Easements that would adversely affect Grantee's use of the Easements.

e. Grantor will comply, with all environmental, health and safety laws with respect to the Premises.

f. Grantor hereby agrees to indemnify, defend and hold harmless Grantee and its officers, directors, shareholders, agents and attorneys for, from, and against all damages asserted against or incurred by any of them by reason of or resulting from a breach by Grantor of any representation, warranty or covenant of Grantor contained herein.

10. Non-Disturbance. During the Term, Grantor will not improve or grant any other easement, ground lease, lease, license, sale or other similar interest of or upon the Premises if such improvement or interest would interfere with Grantee's use of the Easements. Grantee and its customers are currently utilizing the Exclusive Easement for the purpose of transmitting and receiving telecommunication signals, including but not limited to wireless telecommunications signals. Grantor and Grantee recognize that Grantee's use of the easement rights set forth in this Agreement would be frustrated if the telecommunications signals were blocked, if an obstruction were built that would cause interference with such transmission, or if access and/or utilities to and from the Exclusive Easement were partially and/or completely inhibited. Grantor, for itself, its successors and assigns, hereby agrees to use its best efforts to prevent the occurrence of any of the foregoing, and shall promptly undertake any remedial action necessary to do so. Grantee shall have the express right to seek an injunction to prevent any of the activity prohibited by this Section 10.

11. Access and Utilities. To the extent not otherwise addressed herein (or to the extent any access and utility easement specifically referenced herein, including but not limited to the Access and Utility Easement or the Exclusive Easement, if applicable, cannot, does not, or will not fully accommodate the access and utility needs of the Exclusive Easement at any time), Grantor hereby grants and conveys unto Grantee, its tenants, licensees, employees, agents, contractors, successors, assigns, assignees, and sublessees, full, complete, uninterrupted and unconditional access to and from the Exclusive Easement, seven days a week, 24 hours a day, over and across any adjacent property now or hereafter owned by Grantor, for, without limitation, ingress and egress to and from the Exclusive Easement, as well as the construction, installation, location, maintenance, relocation and repair of overhead and/or underground utility connections, including electric, telephone, gas, water, sewer, and any other utility connection, provided that Grantee shall repair any damages to the Premises caused by such access. This easement, and the rights granted herein, shall be assignable by Grantee to any public or private utility company to further effect this provision. Grantor agrees to maintain all access roadways from the nearest public right of way to the Exclusive Easement in a manner sufficient to allow for pedestrian and vehicular access to the Exclusive Easement at all times. If it is reasonably determined by Grantor or Grantee that any utilities that currently serve the Exclusive Easement are not encompassed within the description of the Access and Utility Easement set forth herein, then Grantor and Grantee agree to amend the description of the Access and Utility Easement set forth

herein to include the description of such areas. If it becomes necessary to relocate any of the utility lines that serve the Exclusive Easement, Grantor hereby consents to the reasonable relocation of such utility lines upon the Premises for no additional consideration, and hereby agrees to reasonably cooperate with Grantee to create a revised legal description for Access and Utility Easement that will reflect such relocation.

12. Mortgagees' Continuation Rights and Notice and Cure. Grantor consents to the granting by Grantee of a lien and security interest in Grantee's interest in this Agreement and all of Grantee's property and fixtures attached to the Exclusive Easement described herein, and furthermore consents to the exercise by Grantee's mortgagee ("Grantee's Mortgagee") of its rights of foreclosure with respect to its lien and security interest. Provided that Grantee gives Grantor written notice of any such mortgagee, Grantor agrees to recognize Grantee's Mortgagee as Grantee hereunder upon any such exercise by Grantee's mortgagee of its rights of foreclosure. Grantor hereby agrees to give Grantee and Grantee's Mortgagee written notice of any breach or default of the terms of this Agreement within fifteen (15) days after the occurrence thereof at such address as is specified by Grantee in its notice to Grantor of the existence of such Grantee's Mortgagee. Grantor further agrees that no default under this Agreement shall be deemed to have occurred unless such notice to Grantee's Mortgagee is also given and that, in the event of any such breach or default under the terms of this Agreement, Grantee and Grantee's Mortgagee shall have the right for a period of 90 days after receipt of written notice from Grantor to cure or correct any such default, and Grantor agrees to accept such payment or performance on the part of the Grantee's Mortgagee as though the same had been made or performed by the Grantee. Grantor agrees that it shall enter into any reasonable amendment hereto requested by Grantee's current or proposed mortgagee.

13. Notices. All notices required to be given under this Agreement, unless otherwise stated, shall be in writing and delivered in person or by a national overnight delivery service (and shall be effective when received, when refused or when the same cannot be delivered) to the appropriate party at the address set forth below (or at such other address designated in writing pursuant to the terms hereof):

To Grantee: American Tower, L.P.  
c/o American Tower  
10 Presidential Way  
Woburn, MA 01801

To Grantor: Aubrey W. Bailey  
Kelly ~~W. Bailey~~  
4044 SW Tustenuggee Ave.  
Lake City, FL 32024

With copy to: American Tower, L.P.  
c/o American Tower  
116 Huntington Avenue  
Boston, MA 02116  
Attn: Legal Department

14. Force Majeure. The time for performance by Grantor or Grantee of any term, provision, or covenant of this Agreement shall be deemed extended by time lost due to delays resulting from strikes, civil riots, floods, labor or supply shortages, material or labor restrictions by governmental authority, litigation, injunctions, and any other cause not within the control of Grantor or Grantee, as the case may be.

15. Recording. This Agreement shall be recorded.

16. Miscellaneous. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Agreement shall be governed by and construed in accordance with the laws of the state or commonwealth where the Premises are located.

17. Captions and Headings. The captions and headings in this Agreement are for convenience and shall not be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provisions of or the scope or intent of this Agreement.

18. Cumulative Remedies. Except as otherwise expressly provided herein, each and every one of the rights, benefits and remedies provided to Grantor or Grantee by this Agreement, or by any instrument or documents executed pursuant to this Agreement, are cumulative and shall not be exclusive of any other of said rights, remedies and benefits allowed by law or equity to Grantee.

19. Counterparts. This Agreement may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

20. Severability. If any provision of this Agreement is deemed unenforceable in whole or in part, such provision shall be limited to the extent necessary to render the same valid or shall be excised from this Agreement, as circumstances require, and this Agreement shall be construed as if such provision had been so limited or as if such provision had not been included herein, as the case may be. Additionally, if any laws, rules or regulations promulgated by any state, county or local jurisdiction, including without limitation those concerning zoning, subdivision or land use, or should any court of competent jurisdiction, make the sale of the Easements herein either void or voidable, Grantor agrees that upon the written request of Grantee, the grant of the Easements shall convert to a ground lease between Grantor, as lessor, and Grantee, as lessee, (with the Exclusive Easement area being the leased premises therein, and the Access and Utility Easement area remaining a non-exclusive easement for access and utility purposes) for uses consistent with those set forth in Section 6 hereof, and containing other terms and conditions acceptable to both parties; provided that Grantee shall not be required to obtain the consent of Grantor to enter into any sublease or license of any portion of the Exclusive Easement or to permit sublessees or licensees to utilize the Access and Utility Easement; nor shall Grantor be entitled to any additional consideration in connection with such subleases and licenses; and provided that the delivery of the consideration paid by Grantee to Grantor for the Easements at the execution of this Agreement shall constitute the prepayment of rent under such ground lease for an extended term of 99 years, or as long as permitted by applicable law.

21. Attorney's Fees. If there is any legal action or proceeding between Grantor or Grantee arising from or based on this Agreement, the unsuccessful party to such action or proceeding shall pay to the prevailing party all costs and expenses, including reasonable attorney's fees and disbursements incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith. If such prevailing party recovers a judgment in any such action, proceeding or appeal, such costs, expenses and attorney's fees and disbursements shall be included in and as a part of such judgment.

22. Entire Understanding and Amendment. This Agreement, the Easement Acquisition Agreement by and between Grantor and Grantee, and the closing documents executed in connection therewith, constitute the entire understanding between the parties with regard to the subject matter hereof and there are no representations, inducements, conditions, or other provisions other than those expressed herein. This Agreement may not be modified, amended, altered or changed in any respect except by written agreement and signed by each of the parties hereto.

23. Zoning. To the extent any improvements upon the Exclusive Easement do not meet zoning or other land-use requirements, or to the extent such improvements may otherwise have to be relocated, Grantor hereby consents to the reasonable relocation of such improvements to accommodate such requirements. Grantor hereby agrees to reasonably cooperate with Grantee to create a revised legal description for the Exclusive Easement and the Access and Utility Easement that will accommodate the requirements for any relocated tower, including its access and utility needs. Grantor hereby covenants and agrees that neither Grantor nor an affiliate of Grantor shall at any time file an opposition to a zoning or land use application of Grantee or in any way publicly oppose Grantee at a zoning hearing or other land use proceedings in connection with the Premises and the Easements; and that Grantor shall promptly cooperate with Grantee in making application for obtaining all licenses, permits, and any other necessary approvals that may be required for Grantee's intended use of the Easements.

24. Rule Against Perpetuities. If the rule against perpetuities or any other rule of law would invalidate the Easements or any portion or provision hereof or would limit the time during which the Easements or any portion or provision hereof shall be effective due to the potential failure of an interest in property created herein to vest within a particular time, then each such interest in property shall be effective only from the date hereof until the passing of twenty (20) years after the death of the last survivor of the members of Congress of the United States of America (including the House of Representatives and the Senate) representing the state in which the Premises is located who are serving on the date hereof, but each such interest in property shall be extinguished after such time, and all other interests in property created herein and all other provisions hereof shall remain valid and effective without modification.

25. Assignment of Ground Lease. The parties hereby recognize and agree that the Premises is currently subject to that certain lease dated July 24, 1998 originally by and between Aubrey W. Bailey and Kelley W. Bailey and Gearon Communications, a division of American Tower Systems, L.P. as amended from time to time (collectively, the "Lease") recorded with the records of Columbia County, Florida. Grantor hereby acknowledges that there currently exists no default under the Lease, and no conditions that, with the passage of time, would constitute defaults under the Lease. Grantor hereby assigns, transfers, sets over and delivers to Grantee, all of its



rights, title and interests under the Lease arising or accruing on or after the date of this Agreement, and Grantee hereby accepts, assumes and agrees to be bound by all the terms and conditions which are the responsibility of the landlord under the Lease. Grantor hereby releases and forever remises Grantee from all claims arising under the Lease. Grantor hereby agrees to indemnify and agrees to hold Grantee harmless with respect to any demands, claims, actions, causes of action, assessments, expenses, costs, damages, losses, and liabilities (including reasonable attorneys' fees and costs) under the Lease which relate to costs or actions first arising on or before the date of this Agreement. Grantee hereby agrees to indemnify and agrees to hold Grantor harmless with respect to any demands, claims, actions, causes of action, assessments, expenses, costs, damages, losses, and liabilities (including reasonable attorneys' fees and costs) under the Lease which relate to costs or actions first arising after the date of this Agreement.

26. Further Acts; Attorney-In-Fact. Grantor shall cooperate with Grantee in executing any documents necessary to protect Grantee's rights under this Agreement or Grantee's use of the Easements and to take such action as Grantee may reasonably require to effect the intent of this Agreement. Grantor hereby irrevocably appoints Grantee as Grantor attorney-in-fact coupled with an interest to prepare, execute and deliver land-use and zoning applications that concern the tower or the tower facilities, on behalf of Grantor with federal, state and local governmental authorities.

27. Survey. Grantee may elect, at Grantee's expense, to order a boundary, as built or similar survey of the Easements (the "Survey") from a surveyor duly licensed under the laws of the state in which the Premises is located. Grantor further agrees that upon written notice from Grantee to Grantor, Grantee may elect to replace Attachment B and Attachment C with Attachment B-1 and Attachment C-1 depicting and/or describing the Exclusive Easement and Access and Utilities Easement(s) in accordance with the Survey conducted by Grantee.

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the day and year set forth below.

GRANTOR:

WITNESSES:

Aubrey W. Bailey

Signature: Aubrey W Bailey

By: Aubrey W. Bailey

Date: 4-19-13

Signature: Leroy R. Wilson

Print Name: Leroy R. Wilson

Signature: Dawna W. Lang

Print Name: DAWNA W. LANG

Acknowledgment

GRANTOR

STATE OF FLORIDA

)

) ss:

COUNTY OF COLUMBIA

)

On 4-19-13 before me, DAWNA WILSON LANG, personally  
(here insert name and title of the Notary Public)  
appeared AUBREY W. BAILEY, personally known to me (or proved to me on  
Name(s) of Document Signer(s)

the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which they person(s) acted, executed the instrument.

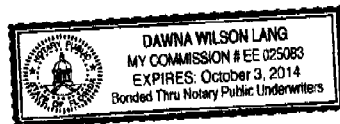
WITNESS my hand and official seal.

Signature: [Signature]

Notary Public

My Commission Expires: \_\_\_\_\_

{Seal}



GRANTOR:

Kelly  
~~Kelly~~ W. Bailey

Signature: Kelly W. Bailey  
By: ~~Kelly~~ W. Bailey  
Date: Kelly 4-19-13

WITNESSES:

Signature: Larry Wilson  
Print Name: Larry R. Wilson  
Signature: Dawn  
Print Name: DAWNA W. LANG

Acknowledgment

GRANTOR

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF COLUMBIA )

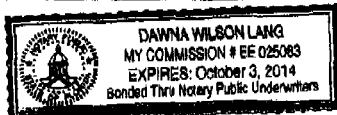
On 4-19-13 before me, DAWNA WILSON LANG, personally  
(here insert name and title of the Notary Public)  
appeared KELLY W. BAILEY, personally known to me (or proved to me on  
Name(s) of Document Signer(s)

the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which they person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

{Seal}



**GRANTEE:**

American Tower, L.P.  
a Delaware limited partnership

Signature: [Signature]  
By: Shawn Lanier  
Its: Vice President Legal  
Date: 5-31-2013

**WITNESSES:**

Signature: [Signature]  
Print Name: Renee Byrd

Signature: [Signature]  
Print Name: Ryan Sullivan

**Acknowledgement**

**GRANTEE**

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

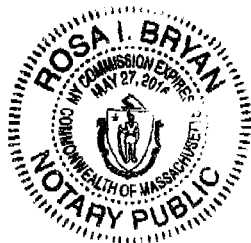
On this the 31<sup>st</sup> day of May, 2013, before me, Rosa Bryan, the undersigned Notary Public, personally appeared Shawn Lanier, proved to me through satisfactory evidence of identity, in which he is personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires: 5-27-16

{Seal}



**Attachments:**

Attachment "A" – Premises (legal description of Premises to be attached)

Attachment "B" – Exclusive Easement (legal description of Exclusive Easement to be attached)

Attachment "C" – Access and Utility Easement (legal description of Access and Utility Easement to be attached)



**Attachment "A" – Premises (legal description of Premises to be attached)**

*This Attachment May be Replaced by descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Premises*

**The following described real estate in Columbia County, Florida:**

**The South 1/2 of the NW 1/4 of Section 5, Township 5 South, Range 17 East, Columbia County, Florida, less and except parts lying in 1-75 and State Road 131.**

**Being that parcel of land conveyed to Aubrey W. Bailey and Kelly W. Bailey, husband and wife from Aubrey W. Bailey, joined by his wife Kelly W. Bailey by that deed dated 1/17/2007 and recorded 1/24/2007 in deed Document No. 20077001833, of the Columbia County, FL public registry.**

**Attachment "B" – Exclusive Easement (legal description of Exclusive Easement to be attached)**

*This Attachment B May be Replaced by Attachment B-1 with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Exclusive Easement*

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST AS DESCRIBED IN O.R. BOOK 451, PAGE 818 OF THE CURRENT PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN SAID O.R. 451, PAGE 818 AND THE EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131; THENCE N 88°31'47" E, A DISTANCE OF 504.07' TO A CALCULATED POINT; THENCE S 00°04'03" E A DISTANCE OF 250.07' TO A FOUND 5/8" IRON ROD AND THE POINT OF BEGINNING; THENCE N 88°31'47" E A DISTANCE OF 100.00' TO A FOUND 5/8" IRON ROD; THENCE S 00°04'03" E A DISTANCE OF 100.00' TO A FOUND 5/8" IRON ROD; THENCE S 88°31'47" W A DISTANCE OF 100.00' TO A FOUND 5/8" IRON ROD; THENCE N 00°04'03" W A DISTANCE OF 100.00' TO THE POINT OF BEGINNING. CONTAINING 10,000 SQ.FT. OR 0.23 ACRES OF LAND MORE OR LESS.

**Attachment "C" – Access and Utility Easement (legal description of Access and Utility Easement to be attached)**

*This Attachment C May be Replaced by Attachment C-1 with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Access and Utilities Easements*

All existing utility and access easements from Exclusive Easement to public right of way, including but not limited to:

**Access Easement:**

A 15' ACCESS EASEMENT LYING IN A PORTION OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST AS DESCRIBED IN O.R. BOOK 451, PAGE 818 OF THE CURRENT PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN SAID O.R. 451, PAGE 818 AND THE EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131; THENCE N 88°31'47" E, A DISTANCE OF 504.07' TO A CALCULATED POINT; THENCE S 00°04'03" E A DISTANCE OF 250.07' TO A FOUND 5/8" IRON ROD; THENCE S 00°04'03" E A DISTANCE OF 100.00' TO A FOUND 5/8" IRON ROD; THENCE N 88°31'47" E A DISTANCE OF 9.71' TO A CALCULATED POINT; THENCE S 09°29'27" W A DISTANCE OF 70.14' TO A CALCULATED POINT; THENCE S 00°15'56" W A DISTANCE OF 382.73' TO A CALCULATED POINT; THENCE S 90°00'00" W A DISTANCE OF 17.92' TO A CALCULATED POINT; THENCE N 69°54'41" W A DISTANCE OF 77.52' TO A CALCULATED POINT; THENCE S 90°00'00" W A DISTANCE OF 26.69' TO A CALCULATED POINT; THENCE S 75°49'24" W A DISTANCE OF 217.09' TO A CALCULATED POINT; THENCE S 71°17'48" W A DISTANCE OF 123.77' TO THE POINT OF TERMINATION. CONTAINING 13,738 SQ.FT. OR 0.32 ACRES OF LAND MORE OR LESS.

**Utility Easement:**

A 10' UTILITY EASEMENT LYING IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST AS DESCRIBED IN O.R. BOOK 451, PAGE 818 OF THE CURRENT PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN SAID O.R. 451, PAGE 818 AND THE EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131; THENCE N 88°31'47" E, A DISTANCE OF 504.07' TO A CALCULATED POINT; THENCE S 00°04'03" E A DISTANCE OF 250.07' TO A FOUND 5/8" IRON ROD; THENCE S 00°04'03" E A DISTANCE OF 9.30' TO THE POINT OF BEGINNING; THENCE S 89°55'57" W A DISTANCE OF 4.89' TO A CALCULATED POINT; THENCE N 09°50'22" W A DISTANCE OF 66.12' TO A CALCULATED POINT; THENCE S 00°16'35" E A DISTANCE OF 964.27' TO A CALCULATED POINT; THENCE S 02°28'23" E A DISTANCE OF 245.27' TO THE POINT OF TERMINATION. CONTAINING 12,501 SQ.FT. OR 0.29 ACRES OF LAND MORE OR LESS.