

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2023030337      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER      10549137-GPC9596-VBS-GP300E04922  
NAME OF LINE/PROJECT: AUGUSTA TRANSIT, 2844 REGENCY BLVD. (RICHMOND COUNTY) MAKE READY  
PROGRAM  
PARCEL NUMBER 001  
-----

STATE OF GEORGIA  
RICHMOND COUNTY

## U N D E R G R O U N D   E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, AUGUSTA, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 535 Telfair St., Ste. 800, Augusta, GA 30901-2379, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 2415 JENNINGS RD. & 2844 REGENCY BLVD., AUGUSTA, GA 30906 (Tax Parcel ID No. 0704096010, 0704096000) in the 89 GMD (Georgia Militia District) of Richmond County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires,

-----  
PARCEL 001                      NAME OF                      **AUGUSTA TRANSIT, 2844 REGENCY BLVD. (RICHMOND**  
   LINE/PROJECT:                      **COUNTY) MAKE READY PROGRAM**  
-----

transformers, service pedestals, manholes, conduits, cables and other necessary apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

-----  
PARCEL 001                      NAME OF                      **AUGUSTA TRANSIT, 2844 REGENCY BLVD. (RICHMOND**  
   LINE/PROJECT:                      **COUNTY) MAKE READY PROGRAM**  
-----

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their  
hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the                      AUGUSTA, GEORGIA  
presence of:

_____	By: _____ (SEAL)
Witness	Name: <b>Garnett L. Johnson</b>
	Title: <b>Mayor</b>
_____	Attest: _____ (SEAL)
Notary Public	Name: _____
	Title: _____

[CORPORATE SEAL]