

GRW 32 (UGOHD - CORP) KP

City of Kingsport Eas No. _____ R/W Map No. 3783 1103 D2
415 Broad St. W. O. No. W003925301 Job No. 26560036 Prop No. 3
Kingsport, TN 37660 Line Alley Rebuild at 215 Shelby St

THIS AGREEMENT, made this _____ day of _____, 2026, by and between CITY OF KINGSPORT, TENNESSEE, a municipal corporation organized and existing under the laws of the State of Tennessee, herein called "Grantor", and KINGSPORT POWER COMPANY, a Virginia corporation, herein called "Kingsport",

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), or other good and valuable consideration from Kingsport, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, conveys and warrants to Kingsport, its successors, assigns, lessees and tenants, a right of way and easement for an electric power line or lines, and communication lines, in, on, along, through, over, across or under the following described lands of the Grantor situated in 11th Civil District, County of Sullivan, State of Tennessee, and bounded:

On the North by the lands of _____ Center Place Owners _____
On the East by the lands of _____ City of Kingsport's alley _____
On the South by the lands of _____ Market St _____
On the West by the lands of _____ Shelby St _____
herein after referred to as the "premises"

The approximate location of said Easement or Easement centerline is depicted on Exhibit A, attached hereto and incorporated herein.

Being a right of way easement over the same property conveyed to Grantors herein by The Industrial Development Board of the City of Kingsport _____, by deed dated July 20, 2011, and recorded in _____ Sullivan _____ County, Deed Book No. 3003, Page 1361. Map 046I, Group F, CTL Map 046I, Parcel 009.00

TOGETHER with the right, privilege and authority to Kingsport, its successors, assigns, lessees and tenants, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will, poles, with wires, cables, crossarms, guys, anchors, grounding systems and all other appurtenant equipment and fixtures, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Kingsport's Facilities"), and string wires and cables, adding thereto from time to time, in, on, along, over, through, across and under the above referred to premises. The right to cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the right of way and easement; the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and for doing anything necessary or useful or convenient in connection therewith. Within the Easement, Grantor shall not: place any buildings,

THIS INSTRUMENT PREPARED BY KINGSPORT POWER COMPANY, 420 RIVERPORT RD, KINGSPORT, TN 37660

structures, piles of debris, change the level of the ground by excavation or mounding.

It is understood and agreed between the parties hereto, that the Grantor reserves the right to use said lands in any way not inconsistent with the rights herein granted.

TO HAVE AND TO HOLD the same unto Kingsport Power Company, its successors, assigns, lessees and tenants.

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed the day and year first above written.

CITY OF KINGSPORT, TENNESSEE

By: _____
Mayor

Attest: _____
City Recorder

STATE OF _____)
COUNTY OF _____) To-wit:

Before me _____ of the State
and County aforesaid, personally appeared _____,
with whom I am personally acquainted and who, upon oath, acknowledge himself/herself to
be Mayor of CITY OF KINGSPORT, TENNESSEE, the within named bargainor, a municipal
corporation, and that he/she as such Mayor, being authorized so to do, executed the
foregoing instrument for the purposes therein contained, by signing the name of the
municipal corporation by himself/herself as Mayor.

Witness my hand and official seal in _____ County, State of
_____, this the _____ day of _____, 20____.

Notary Public

My Commission expires:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the

property transferred, whichever is greater, is \$ _____, which amount is equal to or greater than the amount which the property transferred commanded at a fair and voluntary sale.

KINGSPORT POWER COMPANY

By: _____

STATE OF TENNESSEE)
) To-wit:
COUNTY OF _____)

Subscribed and sworn to before me this the ____ day of _____, 20__.

Notary Public

My Commission Expires:

This instrument was prepared by Kingsport Power Company: ____/____/____

GRW 32 - UGOHD - TN CORP - Page 3

MAP # 3783-1103-D2
R/W # 26560036



SHELBY ST

CITY OF KINGSPORT'S
PARKING GARAGE

CENTER ST

PARCEL
0461 F 009.00

ALLEY

3' X 16' POWER
LINE EASEMENT

BROAD ST

MARKET ST

RIGHT OF WAY DRAWING
CITY OF KINGSPORT
215 SHELBY ST

CITY OF KINGSPORT

State: Tennessee

W/R#

County/Parrish: SULLIVAN

Scale: NONE

Township: KINGSPORT

Drawn By: Thomas Hensley

Date: 8/25/2026

GRW 32 (UGOHD – CORP) KP

City of Kingsport Eas No. _____ R/W Map No. 3783 1103 D2
415 Broad St. W. O. No. W003925301 Job No. 26560036 Prop No. 4
Kingsport, TN 37660 Line Alley Rebuild at 215 Market St

THIS AGREEMENT, made this _____ day of _____, 2026, by and between CITY OF KINGSPORT, TENNESSEE, a municipal corporation organized and existing under the laws of the State of Tennessee, herein called "Grantor", and KINGSPORT POWER COMPANY, a Virginia corporation, herein called "Kingsport",

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), or other good and valuable consideration from Kingsport, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, conveys and warrants to Kingsport, its successors, assigns, lessees and tenants, a right of way and easement for an electric power line or lines, and communication lines, in, on, along, through, over, across or under the following described lands of the Grantor situated in 11th Civil District, County of Sullivan, State of Tennessee, and bounded:

On the North by ~~the lands of~~ Market St
On the East by the lands of HREH LLC
On the South by ~~the lands of~~ City of Kingsport's alley
On the West by ~~the lands of~~ Clay St
herein after referred to as the "premises"

The approximate location of said Easement or Easement centerline is depicted on Exhibit A, attached hereto and incorporated herein.

Being a right of way easement over the same property conveyed to Grantors herein by Andrew Brooks _____, by deed dated June 5, 1996, and recorded in Sullivan County, Deed Book No. 1140C, Page 686.
Map 046I, Group F, CTL Map 046I, Parcel 012.50

TOGETHER with the right, privilege and authority to Kingsport, its successors, assigns, lessees and tenants, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will, poles, with wires, cables, crossarms, guys, anchors, grounding systems and all other appurtenant equipment and fixtures, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Kingsport's Facilities"), and string wires and cables, adding thereto from time to time, in, on, along, over, through, across and under the above referred to premises. The right to cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the right of way and easement; the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and for doing anything necessary or useful or convenient

THIS INSTRUMENT PREPARED BY KINGSPORT POWER COMPANY, 420 RIVERPORT RD, KINGSPORT, TN 37660

in connection therewith. Within the Easement, Grantor shall not: place any buildings, structures, piles of debris, change the level of the ground by excavation or mounding.

It is understood and agreed between the parties hereto, that the Grantor reserves the right to use said lands in any way not inconsistent with the rights herein granted.

TO HAVE AND TO HOLD the same unto Kingsport Power Company, its successors, assigns, lessees and tenants.

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed the day and year first above written.

CITY OF KINGSPORT, TENNESSEE

By: _____
Mayor

Attest: _____
City Recorder

STATE OF _____)
COUNTY OF _____) To-wit:

Before me _____ of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledge himself/herself to be Mayor of CITY OF KINGSPORT, TENNESSEE, the within named bargainor, a municipal corporation, and that he/she as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself/herself as Mayor.

Witness my hand and official seal in _____ County, State of _____, this the _____ day of _____, 20____.

Notary Public

My Commission expires:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$_____, which amount is equal to or greater than the amount which the property transferred commanded at a fair and voluntary sale.

KINGSPORT POWER COMPANY

By: _____

STATE OF TENNESSEE)
COUNTY OF _____) To-wit:

Subscribed and sworn to before me this the ____ day of _____, 20__.

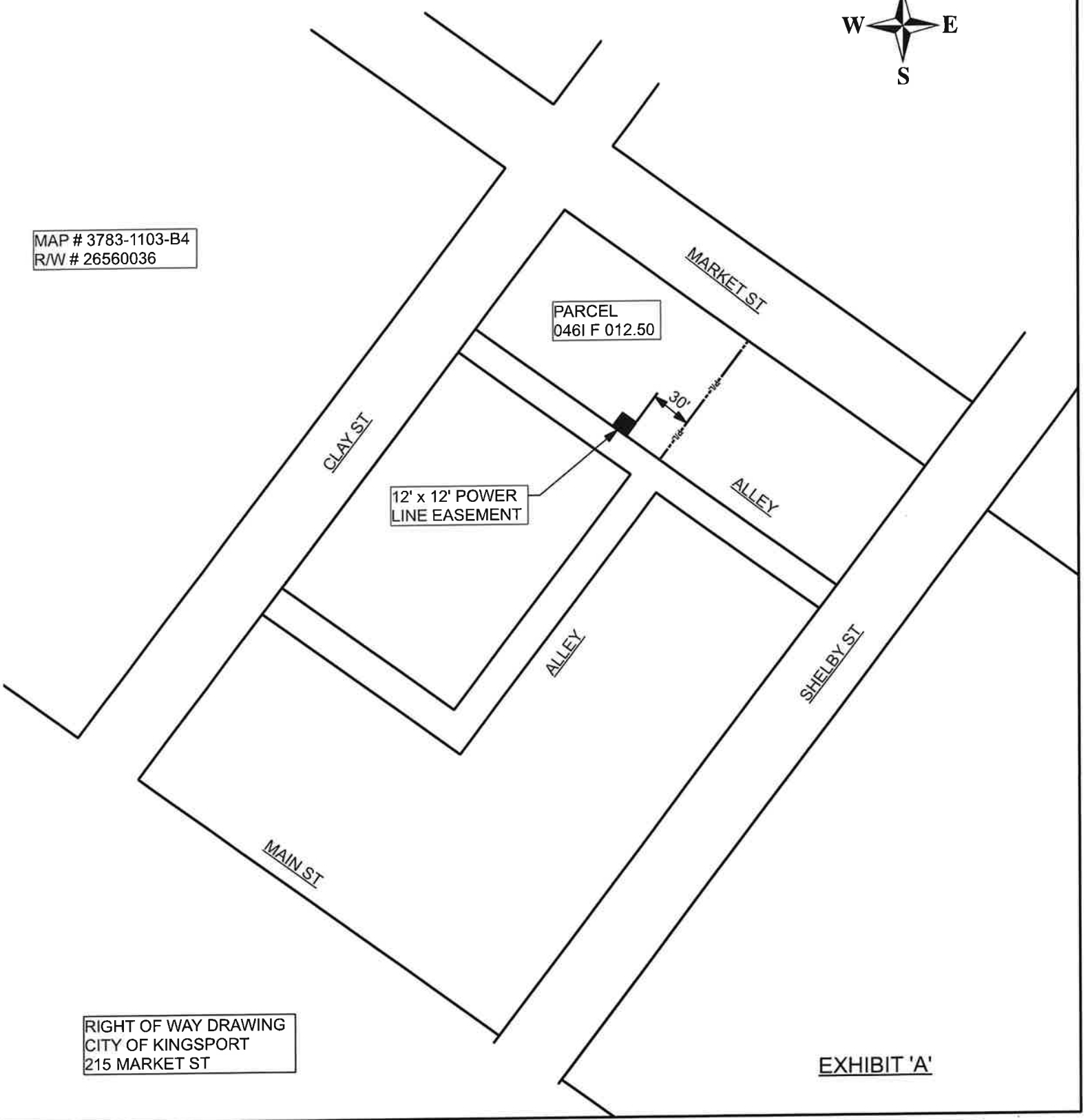
Notary Public

My Commission Expires:

This instrument was prepared by Kingsport Power Company: ____/____/____



MAP # 3783-1103-B4
R/W # 26560036



RIGHT OF WAY DRAWING
CITY OF KINGSPORT
215 MARKET ST

EXHIBIT 'A'

CITY OF KINGSPORT	State: Tennessee	W/R#
	County/Parrish: SULLIVAN	Scale: NONE
	Township: KINGSPORT	
	Drawn By: Thomas Hensley	Date: 8/25/2026