

City of Kingsport Eas No. \_\_\_\_\_ R/W Map No. 3783 1103 D1  
225 W. Center St. W. O. No. W003836401 Job No. 25560039 Prop No. 1  
Kingsport, TN 37660 Line City of Kingsport

THIS AGREEMENT, made this 15th day of October, 2025, by and between CITY OF KINGSFORT, TENNESSEE, a municipal corporation organized and existing under the laws of the State of Tennessee, herein called "Grantor", and KINGSFORT 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, 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 Church Cir W TN  
On the East by the lands of E Sullivan St  
On the South by the lands of E New St  
On the West by the lands of Broad St  
herein after referred to as the "premises"

The Easement shall be 20 feet wide, lying 10 feet on each side of the facilities as constructed. 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, Tennessee, by deed dated 3/13/2025, and recorded in Sullivan County, Deed Book No. 3642, Page 2546.

Map 046I, Group D, CTL Map 046I, Parcel 030.00.

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, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Kingsport's Facilities"), in, on, along, 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, 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  
corporation by himself/herself as Mayor.

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

My Commission expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the  
property transferred, whichever is greater, is \$ \$1.00, 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: \_\_\_\_\_

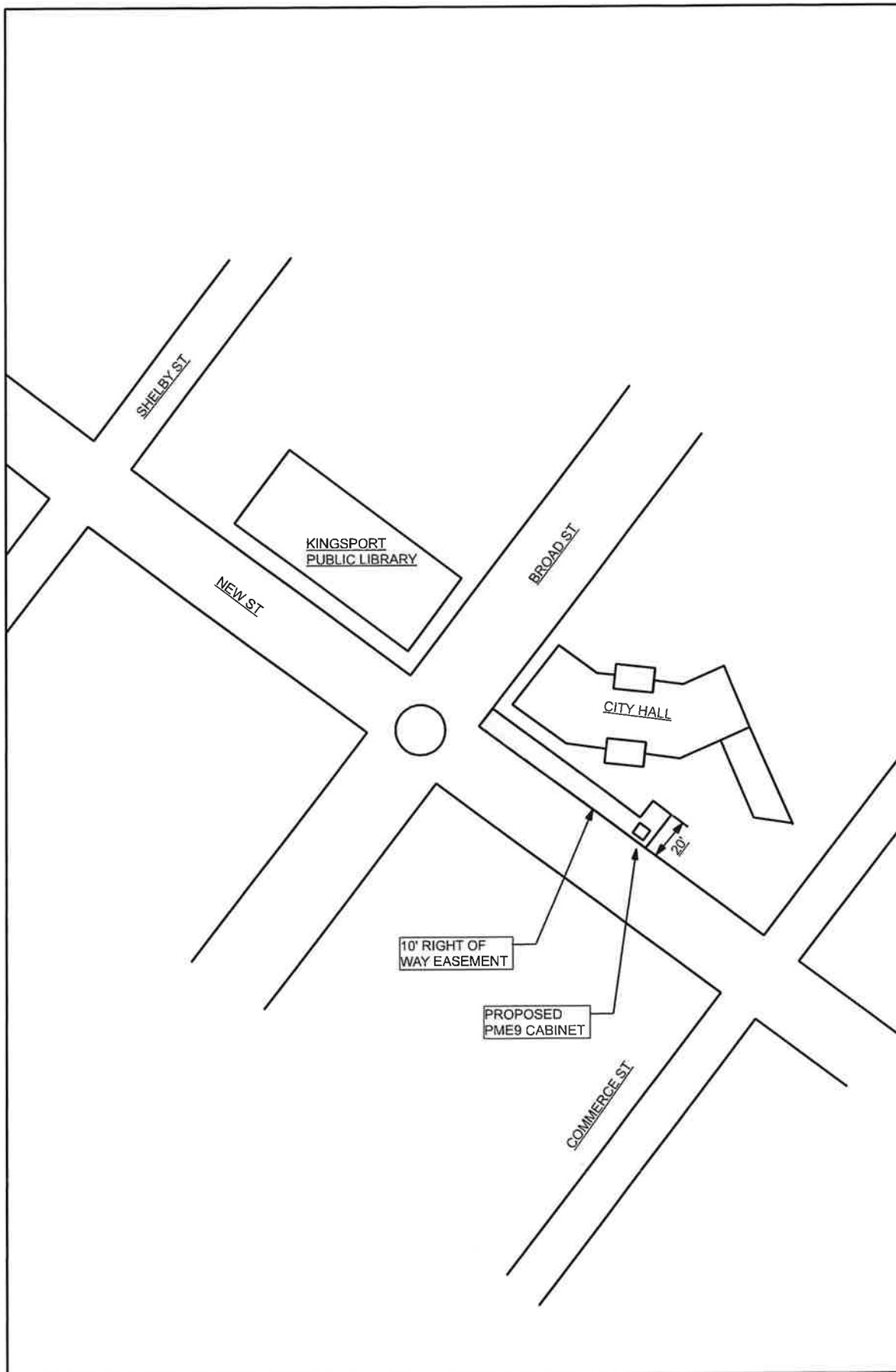
STATE OF TENNESSEE )  
COUNTY OF \_\_\_\_\_ ) To-wit:

Subscribed and sworn to before me this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
This instrument was prepared by Kingsport Power Company: SAC/TH/\_\_\_\_



CITY OF KINGSFORT  
RIGHT OF WAY DRAWING  
EXHIBIT 'A'

State: Tennessee R/W JOB # 25560039

County/Parrish: SULLIVAN CO

Township: KINGSFORT

Drawn By: T. HENSLEY

Date: 11/13/2025