

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : ATL5 DATA CENTER
Tax Parcel Identification No.: 14F0059 LL0170
Land Disturbance Permit No.: WRS24-005
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 10th day of May, 2024, between
AIO DB Boulder, LLC, a corporation duly organized under the
laws of the State of Delaware, party of the first part (hereinafter referred to as Grantor) and
FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 59, _____ Section (if applicable) of District 14th FF, Fulton County, Georgia, and more particularly described as follows: To wit:

ATL5 Data Center

Project Name

[See Exhibit “A” attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

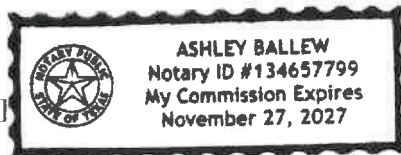
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 10th
day of May, 2024
in the presence of:

Cynthia Newman
Witness

Ashley Ballew
Notary Public

[NOTARIAL SEAL]



GRANTOR: AIO DB Boulder LLC
AIO DB Boulder, LLC

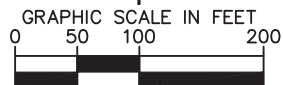
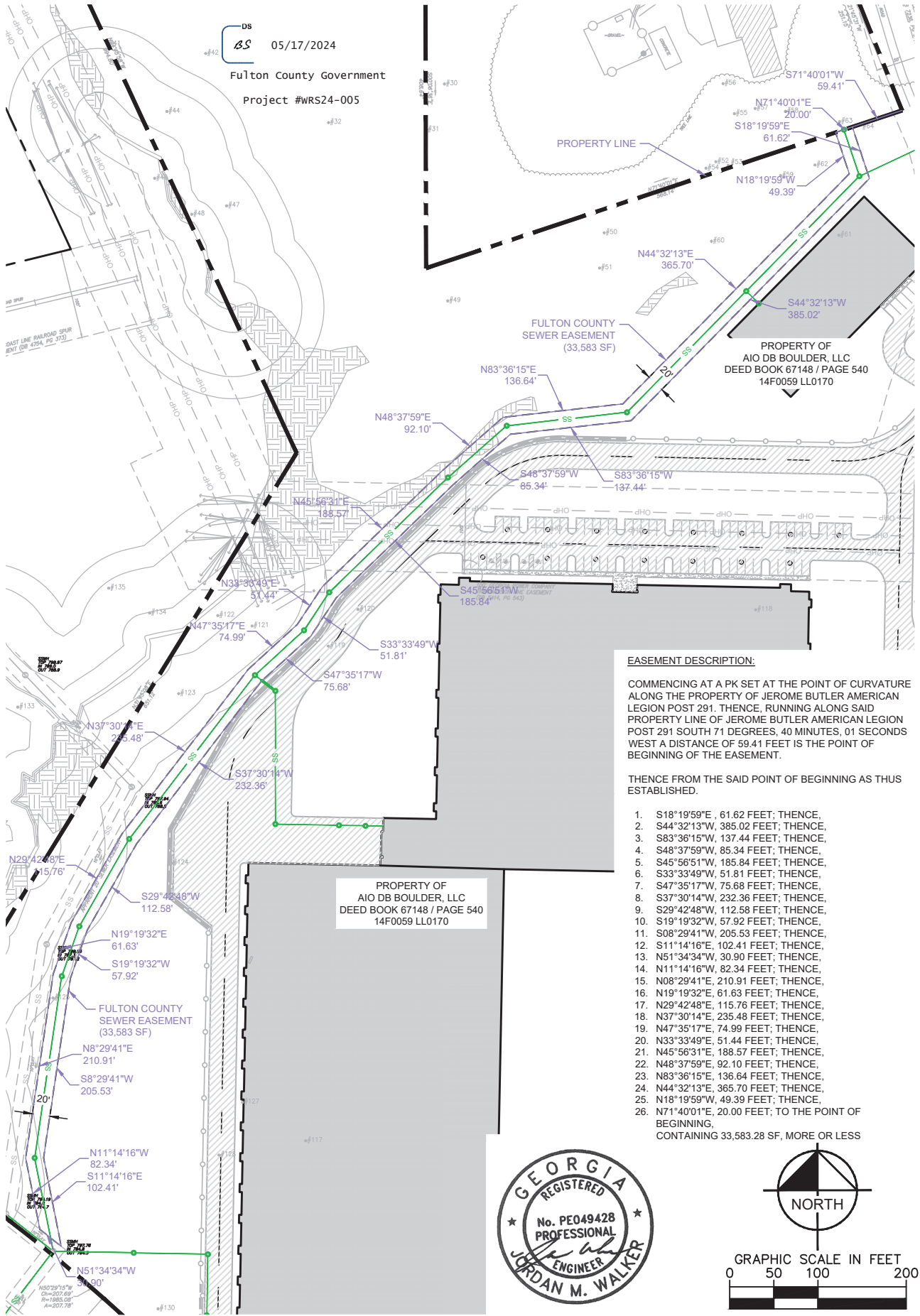
By: [Signature]
Print Name: Tyler Levy
Title: General Counsel

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

K:\A\ATL5\ATL5\02 ATL5 Data Center\Exhibit\2024-04-24 Sewer Easement\Exhibit.dwg EXHIBIT A May 17, 2024 1:52pm by: Jordan M Walker

DS
BS 05/17/2024
Fulton County Government
Project #WRS24-005



PROJECT:
ATL5 DATA CENTER

TITLE:
SEWER EASEMENT EXHIBIT

GRANTOR:
AIO DB BOULDER, LLC

Kimley-Horn
1200 PEACHTREE ST NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE: (404) 419-8700 | www.kimley-horn.com

PARCEL NO:
14F0059 LL0170
SCALE:
1" = 100'
DATE:
05/17/2024
SHEET:
EXHIBIT A