

GreyStone Power Corporation
P.O. Box 897
Douglasville, Georgia 30133-0897

STATE OF GEORGIA
FULTON COUNTY

EASEMENT

This **EASEMENT** is granted and conveyed by **Fulton County, a political subdivision of the State of Georgia**, whose mailing address is 141 Pryor Street SW Suite 7000 Atlanta, Georgia, 30303 (“Grantor”) to **GreyStone Power Corporation, an Electric Membership Corporation**, whose post office address is P.O. Box 897, Douglasville, Georgia, 30133 (“Grantee”), as of this ____ day of _____, 2025. The terms Grantor and Grantee include each party named if more than one, each party’s respective heirs, executors, administrators, successors and assigns, and the masculine, feminine and neuter gender where the context requires or permits. Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant unto Grantee the perpetual right and easement to go in and upon and occupy the property of Grantor described below (the “Property”) for the following uses and purposes:

Construct and Reconstruct: To install, reinstall, construct, reconstruct, replace, operate, maintain, use, repair, alter, improve, substitute for, extend and remove above ground, surface and underground lines, cables, apparatus and facilities (separately or collectively, the “System”), including, without limitation, poles, towers, crossarms, fixtures, conduits, manholes, vaults, transformers, pads, equipment and appliances, guywires, anchors and stub poles (which anchors and stub poles may be located outside the exterior boundaries of the easement area described herein) as may now or hereafter be necessary or convenient for the transmission and distribution of electric energy, data, TV and communication signals and any other tangible or intangible commodity.

Ingress and Egress: To enter upon the Property through any adjacent property of Grantor at any time for any of the purposes enumerated above.

Maintenance: To keep and maintain the easement area clear, by mechanical or chemical means or otherwise, of all structures, trees, stumps, roots, shrubbery and undergrowth within the area described below. To cut and remove any tree or trees (“danger tree(s)”) outside of the area which, in the opinion of Grantee or its representatives, constitutes a hazard to or may endanger the safe and proper operation or maintenance of said lines and System. As used herein, a danger tree is a tree whose height plus five feet is equal to, or greater than, the distance from the base thereof to a point on the ground directly beneath the nearest portion of the System. Grantor may cut any such vegetation within the easement area.

Miscellaneous: Grantor warrants and represents that Grantor owns the Property. Grantor covenants and agrees that the System installed incident to this easement by Grantee or its representatives shall be and remain the property of Grantee which shall be removable and replaceable at its option.

Easement Area: The easement area shall be twenty (20) feet in width and shall be: ten (10) feet on either side of the center line shown on Attachment A annexed hereto and by reference incorporated herein.

Description of Property: All that tract of land, including abutting waterways, streets, roads and highways, being in Land Lot 138, District 07, Fulton County, Georgia, more particularly described as follows:

PARCEL# 07170001380449

The Property of Grantor has an address of 6720 Cedar Grove Road, South Fulton, Georgia 30213.

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, 2025.

Signed, sealed, and delivered this ____ day of _____, 2025 in the presence of:

FULTON COUNTY, a political subdivision of the State of Georgia

Witness

By: _____
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

Attest: _____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM

Y. Soo Jo, County Attorney

Attachment A

