



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Charter Communications  
Attn: Jessica Zuelsdorf  
Address: 165 Knights Way  
Fond du Lac, WI 54935



Above for recorders use only

**NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT**

This Installation and Distribution Agreement ("Agreement") between **Bresnan Communications, LLC by Charter Communications, Inc its Manager** ("Operator") and **Highland Senior Townhouse Association** ("Owner") is dated this 5 day of September 2013 ("Effective Date"). Capitalized terms used in this Agreement shall have the same meaning as specified in the "Basic Information" Section below.

BASIC INFORMATION	
<b>Premises (or Property) (further described in Exhibit A):</b>	
Premises Name: <u>Highland Senior Townhouse Association</u>	Number of Units: <u>30</u>
Street Address: <u>1457 Avon St</u>	
City/State/Zip: <u>Sheridan WY 82801</u>	
<b>Notices:</b>	
Owner Name: <u>Highland Senior Townhouse Association</u>	
Address: <u>PO Box 3035</u>	
<u>Sheridan WY 82801</u>	
Phone: <u>307-763-3495</u>	
<b>Agreement Term:</b> The period starting on the Start Date and ending on the Expiration Date. The Agreement Term shall automatically be renewed for additional successive terms of 1 year unless either party provides written notice of termination not less than 6 months prior to the end of the Agreement Term then in effect.	
<b>Start Date:</b> <u>September 5, 2013</u>	<b>Expiration Date:</b> <u>September 5, 2018</u>
<b>Services:</b> Services shall mean all lawful communications services (including video/cable services) that Operator may provide.	
<b>Equipment:</b> All above-ground and underground coaxial cables, fiber, internal wiring, conduit, electronics and/or any other equipment or facilities necessary for, installed by, and/or used by Operator (or its predecessor(s)-in-interest) to provide the Services. The Equipment extends from the external boundary lines of the Premises.	

**1. Grant.** In consideration of the mutual promises and other consideration set forth herein, the sufficiency of which is hereby acknowledged, Owner grants Operator the right (including ingress and egress) to install, operate, improve, remove, repair and/or maintain its Equipment within the Premises. Upon termination of this Agreement, Operator shall have the right to remove its Equipment, as applicable, provided that any Equipment that Operator does not remove within 90 days of such termination, shall be deemed abandoned and become the property of the Owner. This Agreement may be recorded. This rights granted hereunder shall run with the land and shall bind and inure to the benefit of the parties and their respective successors and assigns.

**2. Services; Equipment.** Operator shall have the (i) nonexclusive right to offer and (ii) non-exclusive right to market the Services to residents of the Premises. Operator will install, maintain, and/or operate the Equipment in accordance with applicable law. The Equipment shall always be owned by and constitute the



personal property of the Operator, and Owner acknowledges Operator's exclusive right to control and use its Equipment.

Without limiting Operator's non-exclusive rights to use its Equipment, should an antenna, signal amplification system or any other non-Operator facilities located either on the Premises or any property controlled by Owner in proximity to the Premises interfere with the provision of Operator's Services, Owner shall eliminate such interference immediately. In the event (i) installation, repair, maintenance, or proper operation of the Equipment, and/or unhindered provision of the Services is not possible at any time as a result of interference, obstruction, or other condition not caused by Operator, or (ii) such interference, obstruction, or other condition (or the cause thereof) will have negative consequences to Operator's personnel safety or the Equipment, as Operator may determine in its sole discretion, Operator may terminate this Agreement without liability upon written notice to Owner.

3. Owner represents and warrants that it is the legal owner of and the holder of fee title to the Premises; that it has the authority to execute this Agreement. The person signing this Agreement represents and warrants that he/she is Owner's authorized agent with full authority to bind Owner hereto. If any one or more of the provisions of this Agreement are found to be invalid or unenforceable, such invalid provision shall be severed from this Agreement, and the remaining provisions of this Agreement will remain in effect without further impairment.

4. In the event of a default by a party hereunder in addition to rights available at law or in equity, the non-defaulting party may (i) terminate the Agreement after 30 days prior written notice, unless the other party cures or commences to cure such breach during such 30-day period and diligently proceeds with such cure (exercising commercially reasonable efforts). Neither party shall be liable to the other party for any delay or its failure to perform any obligation under this Agreement if such delay or failure is caused by the occurrence of any event beyond such party's reasonable control.

5. Each party shall indemnify, defend and hold harmless the other against all liability, claims, losses, damages and expenses (collectively, "Liability"), but only to the extent that such Liability arises from any negligent or willful misconduct, breach of this Agreement, or violation of a third party's rights or applicable law on the part of the party from whom indemnity is sought. Each party seeking such indemnification shall use reasonable efforts to promptly notify the other of any situation giving rise to an indemnification obligation hereunder, and neither party shall enter into a settlement that imposes liability on the other without the other party's consent, which shall not be unreasonably withheld.

6. Notwithstanding anything to the contrary stated hereunder, Operator and Owner will not be liable for any indirect, special, incidental, punitive or consequential damages, including, but not limited to, damages based on loss of service, revenues, profits or business opportunities.

7. Owner agrees during the term of the Agreement not to provide bulk services on Premises from another provider. A violation of this Section 7 is an automatic default of the Agreement.

*[Signature Page Follows]*



IN WITNESS WHEREOF, the parties have set their hands on the date indicated in their respective acknowledgments.

**OPERATOR**

Bresnan Communications, LLC

By: Charter Communications, Inc., its Manager

By: 

Printed Name: R. Adam Ray

Title: Vice President, Direct Sales

Date: 10-7-13

**OWNER**

Highland Senior Townhouse Association

By: 

Printed Name: NOEL YOUNG

Title: PRES

Date: 9-9-13

Email: \_\_\_\_\_

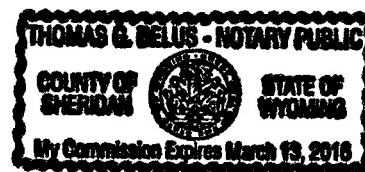


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 BOOK: 545 PAGE: 252 FEES: \$24.00 SM AGREEMENT - LEGAL  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 COUNTY OF SHERIDAN )

On SEPTEMBER 9, 2013 before me, NOEL Young, personally appeared personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature: [Signature]

Expiration Date: MARCH 13, 2016

STATE OF Connecticut )  
 COUNTY OF Fairfield )

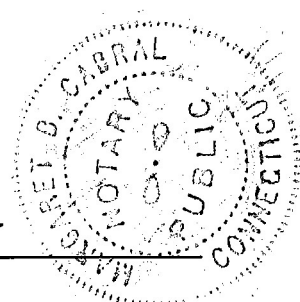
**MARGARET B. CABRAL**  
**NOTARY PUBLIC OF CONNECTICUT**  
**I.D. # 163943**  
**My Commission Expires 4/30/2018**

On 10-7-13 before me, R. Adam Ray, personally appeared personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]

Expiration Date: 4-30-18





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

[Owner to insert legal description of Premises]

Block #3, Highland Park Second Addition to the City of Sheridan, Sheridan County, Wyoming.

*ed*