

RIGHT-OF-WAY

THIS RIGHT-OF-WAY AGREEMENT (“Agreement”) is made by and between the WOODFORD COUNTY SCHOOL DISTRICT FINANCE CORPORATION, with mailing address of 330 Pisgah Pike, Versailles, KY 40383 (“Grantor”), and COLUMBIA GAS OF KENTUCKY, INC., a Kentucky corporation, with principal offices at 2001 Mercer Road, Lexington, KY 40511 (“Company”).

GRANT. In consideration of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Company the right to:

1. Construct, operate, maintain, replace, repair, alter the size of, upgrade, remove or abandon in place, pipelines and appurtenant equipment, together with valves, service connections and lateral connections for transporting gas with associated products, or other substances that can be transported through pipelines, and appurtenant facilities including, but not limited to, metering, measurement, and regulation facilities and cathodic protection;
2. Perform pre-construction work;
3. Ingress to and egress from the Right-of-Way area (defined below) by means of existing or future roads and other reasonable routes on the Premises (defined below) and on Grantors’s adjoining lands; and
4. Exercise all other rights necessary or convenient for the full use and enjoyment of the rights herein granted, including the right from time to time to: (a) clear the Right-of-Way of all dwellings, garages, out-buildings, pools, decks, man-made bodies of water, trees, shrubbery, leach beds, septic tanks, unapproved utility installations, or any other obstruction of any kind; and (b) clear, cut, trim and remove any and all vegetation, trees, and brush and overhanging branches from the Right-of-Way by various means {(a) and (b) together shall collectively be known as “Encroachments”}

On, under, across and through Grantor's property situated in Woodford County, Kentucky, and more particularly known as:

Deed References: Deed Book 268, Page 433, dated June 29, 2012, in the Woodford County, Kentucky, Clerk's Office, hereinafter referred to as "Premises."

The gas pipeline laid pursuant to the terms of this Agreement is to be located within the limits of a twenty (20) foot wide permanent easement ("Right-of-Way"). The Right-of-Way is shown on Exhibit A attached hereto and made a part hereof.

In addition to the Right-of-Way, Grantor grants Company a temporary easement twenty-five (25) feet on either side of and adjoining the permanent Right-of-Way, for the purpose of constructing, relocating, maintaining, laying additional, adding connections to, replacing, or changing the size of the pipelines, and to conduct all activities permitted hereunder and incident hereto, including restoration or clean-up activities.

Grantor may use and enjoy the Right-of-Way, except to the extent such use and enjoyment interferes with the rights granted to Company under this Agreement. Grantor shall not construct or permit to be constructed or place any Encroachment on or over the Right-of-Way that will, in any way, interfere with the use and enjoyment of the Right-of-Way by Company. Grantor shall not change the depth of cover in Right-of-Way; conduct grading operations within the Right-of-Way; permit the dumping of refuse or waste in the Right-of-Way; nor operate heavy machinery or equipment in the Right-of-Way except as may be consented to in writing by Company.

Company shall replace and restore any area on the Premises disturbed by Company's laying, construction, operation, replacement, and maintenance of said pipelines to as near as practical to the Premises' original condition, except as provided herein. Grantor and Company agree that any damage to the Premises outside of the Right-of-Way that cannot be agreed upon by the Grantor and Company shall be submitted to a mutually agreed upon Mediator who will mediate the disagreement before any legal action is commenced in any appropriate court having jurisdiction.

Grantor represents and warrants to Company that, to the best of Grantor's knowledge: (a) no pollutants, contaminants, petroleum or hazardous substances have been disposed or released on or under the Premises that would cause or threaten to cause an endangerment to human health or the environment or require clean up; (b) neither the Premises, nor any portion thereof, is legally or contractually restricted as to its use or is subject to special environmental protections that would affect the use of the Right-of-Way for Company's intended use; and (c) the Premises, or any portion thereof, is not currently and has not previously been used for commercial or industrial purposes. Grantor further represents that it has informed Company, prior to the execution of the Agreement, of any and all pollutants, contaminants, petroleum, hazardous substances and endangerments which the Grantor knows or has reason to know exist or may exist on or under the Right-of-Way.

Company agrees to indemnify and hold harmless Grantor for any claims for damage or loss related to or arising out of the operation of the line located within the above-described easement, except to the extent that such claims arise directly from the actions or omissions of the Grantor or his representatives, agents, heirs, successors or assigns. Grantor and Company agree that, except to the extent caused by the acts or omissions of Company or its representatives and contractors, Company shall not be liable for, and is hereby released from, any and all claims, damages, losses, judgments, suits, actions and liabilities, whether arising during, prior to or subsequent to the term of this Agreement, related to the presence of pollutants, contaminants, petroleum, hazardous substances or endangerments in, beneath or along the Premises.


The rights, privileges and terms hereby shall be covenants running with the land and extend to and be binding upon Grantor and Company and their respective representatives, heirs, successors and assigns.

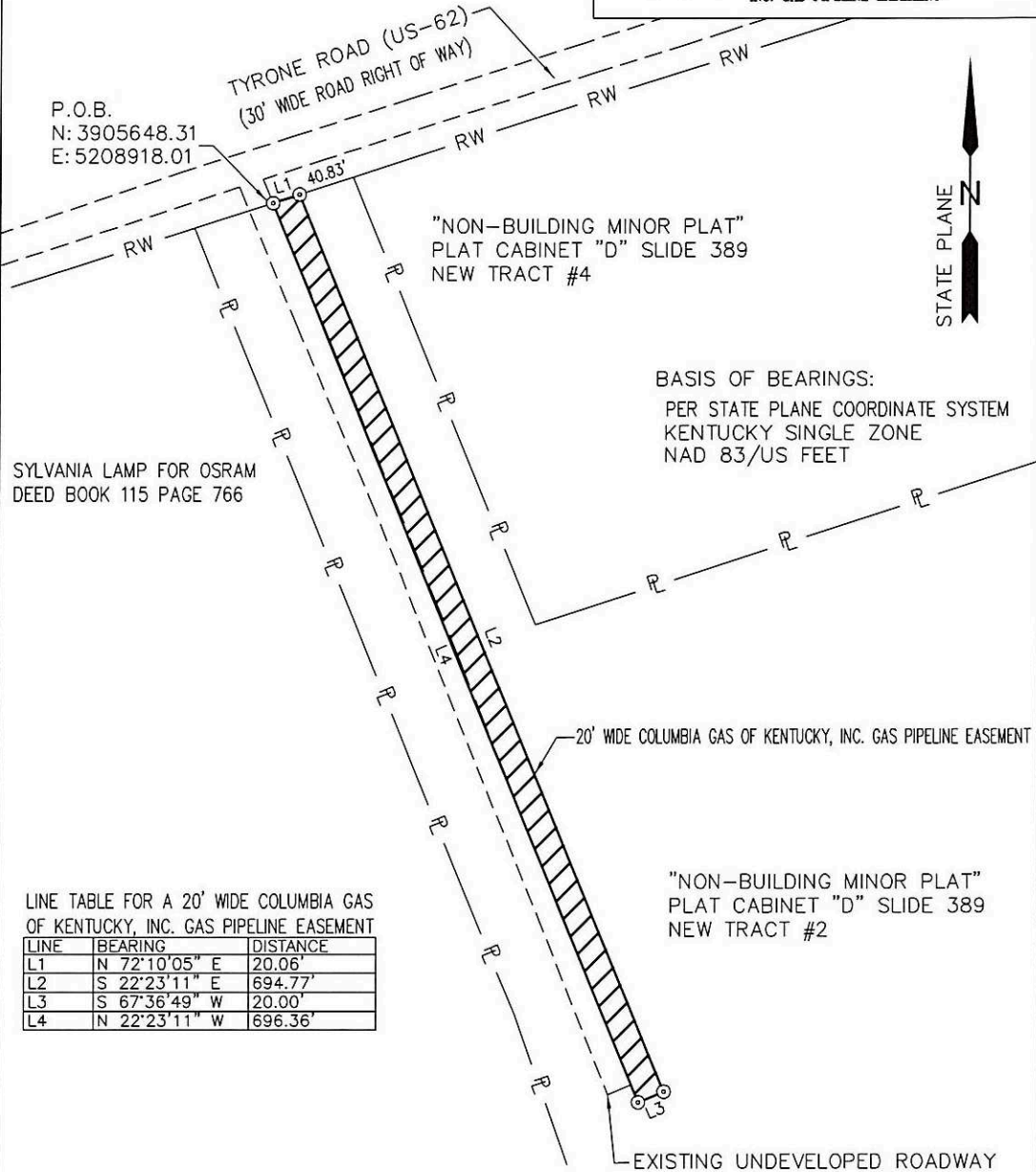
[Signature Page Follows]

I DO HEREBY CERTIFY THAT THE DRAWING DEPICTED BY THIS EXHIBIT WAS DONE BY ME AND/OR PERSONS UNDER MY DIRECT SUPERVISION AND IS INTENDED TO SHOW THE LIMITS OF A PROPOSED GAS PIPELINE EASEMENT RELATIVE TO A BOUNDARY DEFINED BY OTHERS AND DOES NOT MEET THE MINIMUM STANDARDS OF 201 KAR 18:150 FOR A BOUNDARY SURVEY IN KENTUCKY.

JEFFERY K. PENDLETON (PLS 3517) DATE
 PO BOX 681
 MT. STERLING, KY 40353

LEGEND

- P — PROPERTY LINE
- RW — ROAD RIGHT OF WAY
- POINT ON EASEMENT
-  20' WIDE COLUMBIA GAS OF KENTUCKY, INC. GAS PIPELINE EASEMENT



LINE TABLE FOR A 20' WIDE COLUMBIA GAS OF KENTUCKY, INC. GAS PIPELINE EASEMENT

LINE	BEARING	DISTANCE
L1	N 72°10'05" E	20.06'
L2	S 22°23'11" E	694.77'
L3	S 67°36'49" W	20.00'
L4	N 22°23'11" W	696.36'

"THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER"



Columbia Gas of Kentucky
 A NiSource Company

COMPANY COLUMBIA GAS OF KENTUCKY, INC.			JOB ORDER 22-0262054-00	
PROJECT EASEMENT ON THE PROPERTY OF: WOODFORD COUNTY SCHOOL DISTRICT FINANCE CORPORATION DEED BOOK 268 PAGE 433			TAX DISTRICT VERSAILLES	COUNTY WOODFORD
			STATE KENTUCKY	
DATE 11/20/2023	CONSULTANT THE FISHEL COMPANY	FIELD BK. _____ PG. _____	MAPS 6696212N	REVISIONS
SCALE 1" = 100'	TECHNICIAN JP	EXHIBIT "A"		