

DEED OF EASEMENT

The undersigned, **WOODFORD COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, of 330 Pisgah Pike, Versailles, KY 40383 ("Grantor"), does hereby grant and convey unto **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, with a mailing address of One Quality Street, Lexington, KY 40507, its successors and assigns ("Company"), the right, power, and privilege to construct, reconstruct, operate, and maintain an electric line or lines, communications systems, and all equipment and facilities related thereto, on, over, and under Grantor's property located at **145 School House Road, Versailles, KY 40383 (PVA Parcel No. 19-0000-019-08)** and in the area as further described below. The Company is further granted the right of ingress and egress over the lands of the Grantor to and from said facilities in the exercise of this easement. The Company is further granted the right to trim, remove, and otherwise control any and all trees and other vegetation located on said easement or located within **10** feet of the centerline of the Company's facilities; furthermore, the Company is granted the right to trim or remove any trees that, in the Company's judgment, are at risk of falling in a manner that could pose a risk to Company's facilities or might otherwise interfere with the operation and maintenance of said facilities.

The electric easement is twenty feet (20') in width with approximate easement square footage being 32,800 sq. ft., and labeled as 20' KU Easement, as shown on the Exhibit A, attached hereto and made a part hereof.

The Grantor, their successors, heirs or assigns, may use and enjoy the lands crossed by this easement, except, however, that such use shall not conflict with any of the rights and privileges herein granted. In particular, but by no way of limitation, Grantor shall not conduct any activities that restrict Company's access to its facilities or result in violations of applicable laws and regulations, such as structures or swimming pools that violate clearance requirements to electrical facilities.

Company acknowledges and agrees that if the need for the electric distribution lines, communication systems, and all equipment and facilities related thereto no longer exists, or should the electric distribution lines, communication systems, and all equipment and facilities be abandoned for any reason, this Deed of Easement shall revert back to the exclusive unrestricted control of the Grantor.

Title to the property was acquired by the Grantor by Deed dated June 29, 2012, and recorded in Deed Book 268, Page 433, in the County Clerk's Office of Woodford County, Kentucky which reference is hereby specifically made for the description therein contained.

It is further agreed that the Company will restore the property to substantially the same condition that the property was in prior to installation, maintenance, or repair of the electric facilities, except that the Company will not restore or be liable for any damage for trimming, removing, or otherwise controlling trees or vegetation as permitted by this easement.

IN WITNESS WHEREOF, witness the signature of the Grantor this ____ day of _____, 2024.

GRANTOR

By: _____

Print: _____

Title: _____

STATE OF _____

COUNTY OF _____

I, _____ (print), a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument was acknowledged, subscribed, and sworn to before me this ____ day of _____, 20____, by _____, to be their free act and voluntary deed.

My commission expires _____, 20____.

WITNESS MY HAND this ____ day of _____, 20____.

NOTARY PUBLIC

Notary Number: _____

Prepared by:

Work Request # 7344684

Joe Mandlehr, Corporate Attorney
PPL Services Corporation
220 West Main Street, Louisville, KY 40202