GRANT OF ELECTRIC UTILITY EASEMENT

Property Owner: CCF Los Alamos Investment Company LLC

PROPERTY ADDRESS: **2900 East Road, Los Alamos, NM 87544**

TRACT: **Lot 9**

SUBDIVISION: **East Gate Industrial Park No.2**

FOR CONSIDERATION GIVEN, the undersigned owners(s) do hereby grant to the INCORPORATED COUNTY OF LOS ALAMOS, (County) its successors and assigns, an electric utility easement over, across, under, in and upon the land shown on Exhibit "A" attached hereto. Said easement lies within Lot 9 East Gate Industrial Park No. 2, Los Alamos County, New Mexico, the plat thereof being filed for record in the Office of the County Clerk in Plat Book 5, Page 35, on the 29th Day of April 1986.

ELECTRIC UTILITY EASEMENT

An Electric Utility Easement as shown on Exhibit "A" attached hereto is hereby granted to the Incorporated County of Los Alamos for the purpose of installing, operating and maintaining an electric utility by the County, or any company authorized to be in the County easement, for an electric line, switch, transformer or other similar electric equipment facility, together with the right of ingress and egress, both surface and subsurface, for crews and equipment and including the right to remove any obstruction in the easement which may interfere therewith without liability to the owner or any other party for such removal.

The undersigned owners, their successors and assigns, shall not construct or maintain any improvements, or other obstruction in or on the easement granted by this document, without the express written consent of the Incorporated County of Los Alamos. This grant of easement shall be binding upon the undersigned owners, their successors and assigns.

Grantee agrees that following any installation, excavation, maintenance, repair, or other work, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee.

OWNER: LOT 9

CCF Los Alamos Investment Company LLC,
a Delaware limited liability company

By: CCF Los Alamos Investment Company
a New Mexico general partnership
its Sole Member

By: OMSH-Los Alamos, LLC,
A Delaware Limited Liability Company

By: OMSH-Development, LLC
a Delaware limited liability company
its Managing General Partner

BY: MFV Sunnyvale LLC,
A Delaware Limited Liability Company

By: _____
Susan E. Shapiro
Its: Vice President

The address for the owner is:

CCF Los Alamos Investment Company LLC.
C/O Davenport Advisors LLC
20 Park Plaza, Suite 1116
Boston, MA 02116

Attn: Juan Prieto

STATE OF Florida)
) ss
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 11th day of November, 2025, by Susan E. Shapiro CCF Los Alamos Investment Company LLC, authorized agent.

_____
Notary Public

My commission expires October 20, 2029

DEBRA S LEVASSEUR
Notary Public-State of Florida
Commission # HH 711554
My Commission Expires
October 20, 2029