RESOLUTION 2026-13 OF THE COUNCIL OF THE TOWN OF MILLINGTON APPROVING EASEMENTS IN FAVOR OF TALKIE COMMUNICATIONS, INC OVER LAND OWNED BY THE TOWN OF MILLINGTON COMMONLY REFERRED TO AS 172 SASSAFRAS STREET, MILLINGTON, MD

WHEREAS, the Town of Millington (the "Town") acquired certain real property from the Commissioners of Kent County, Maryland via deed dated the 1st day of November, 2022 recorded among the Land Records of Kent County, Maryland at Liber 1289, folio 63 (the "Property"); and

WHEREAS, the Property is expected to be developed with 51 one-story age and income restricted senior housing units and a community center, which the Town desires to be served by a broadband telecommunications system; and

WHEREAS, Talkie Communications, Inc. desires to obtain perpetual, non-exclusive and unobstructed easements over, under and across portions of the Property from the Town to construct, place, install, operate, inspect, maintain and repair its broadband telecommunications systems within the Property to be able to serve the Property; and

WHEREAS, the Town Council desires to grant Talkie the requisite easements for it to be able to properly serve the Property.

NOW, THEREFORE BE IT RESOLVED by the Council of the Town of Millington, that the Easement between the Town of Millington and Talkie Communications, Inc. attached hereto as Exhibit A is approved to allow the requested easement(s) depicted on the attachments to Exhibit A. Further, Mayor Kevin Hemstock is authorized to sign such an easement on behalf of the Town of Millington, provided that it is in substantially the same form as that attached hereto.

PASSED BY THE COUNCIL OF THE TOWN OF MILLINGTON THIS 10th DAY OF NOVEMBER, 2026.

ATTEST:

Jo Manning, Town Administrator

Seal

THE TOWN OF MILLINGTON

Kevin Hemstock, Mayor

John Amado, Council

Shweta Dutta Sethi, Council

Zita Seals, Council

Wayne J. Starkey, Council

EASEMENT

THIS GRANT OF EASEMENT is made this 10th day of November 2026, by and between the Town of Millington, whose address is 402 Cypress Street, PO Box 330 Millington, MD 21651 ("Grantor") and Talkie Communications, Inc., a Maryland corporation, whose address is 99 Talbot Boulevard, Chestertown, MD 21620.

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor hereby grants to Talkie Communications, Inc. and its parent and its parent's affiliates and subsidiaries, and their respective successors, assigns, licensees and agents (collectively, "Grantee"), a perpetual, non-exclusive and unobstructed easement (the "Easement") upon, under, over, and across that certain real property described in Exhibit "A" attached hereto (the "Easement Area") and made a part hereof, to construct, place, install, operate, inspect, maintain, and repair its broadband telecommunications system including but not limited to conduits, strands, wires, fiber cable, hardware, pads, markers, vaults, concrete pads, pedestals, junction boxes with wires and cables and necessary fixtures and appurtenances (collectively "Facilities").

Grantee shall also have the exclusive right to use, relocate and/or remove its Facilities within the Easement Area and may make changes, including additions and substitutions to its Facilities as it deems necessary in the conduct of its business. Grantee shall have the right, but not the obligation, to trim or cut trees and/or limbs that may endanger or interfere with the Facilities. The Facilities shall at all times remain the exclusive property of Grantee, and Grantor and Grantor's lessees of the property commonly referred to as 172 Sassafras Street, Millington, Maryland (the "Property") shall not damage the Facilities nor interfere with Grantee's use of the Facilities. Grantor and Grantor's lessees of the Property shall have the right to use the Easement Area for any purpose which is not inconsistent with Grantee's rights herein.

Grantee shall also have the right of ingress and egress to and over the Easement Area, including a right of access over, upon or along Grantor's property as is reasonably necessary to access the Easement Area.

Grantor represents and warrants that Grantor is the true owner of record of the Easement Area and that Parcels 1 and 3 of that property known 172 Sassafras Street, Millington, Maryland, is subject to a 75 year Ground Lease. Subject to the Lessee's rights under the Ground Lease, Grantor has the full power and authority to grant to Grantee the rights granted hereunder. Grantor further covenants to warrant and defend title to the Easement against all claims of all persons whatsoever.

All provisions of this Agreement, including the covenants, rights, terms, conditions and provisions, shall run with the title to the Easement Area and shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have duly executed this instrument this 10 day of November, 20 26.

Witness

GRANTOR:

By: _____
Name: Kevin Hemstock, Mayor
Title: Mayor

STATE OF Maryland)
COUNTY OF Kent)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 2026, by Kevin Hemstock as Mayor of Town of Millington, an officer, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

Signature: _____
Print Name: Elizabeth Jo Manning
Notary Public, State and County Aforesaid
Commission #: 11426
My Commission Expires: 2/24/2029

SEAL

EXHIBIT A

The Easement Area consists of that portion of Grantor's real property located at the following addresses and depicted as more particularly shown and identified in dashes on the map attached hereto and made a part hereof. The dashed area on the attached map is intended to define the location of the easement granted herein and includes the area reasonably necessary for Grantee to construct, install, operate, inspect, maintain, repair, replace, relocate, and access its broadband telecommunications facilities and related appurtenances within such area.

(1) E/S Sassafras Street N of Millington Maryland, 21651 and further identified as District 01, Account Identifier 338552, Map 0400, Grid 0010, Parcel 0433

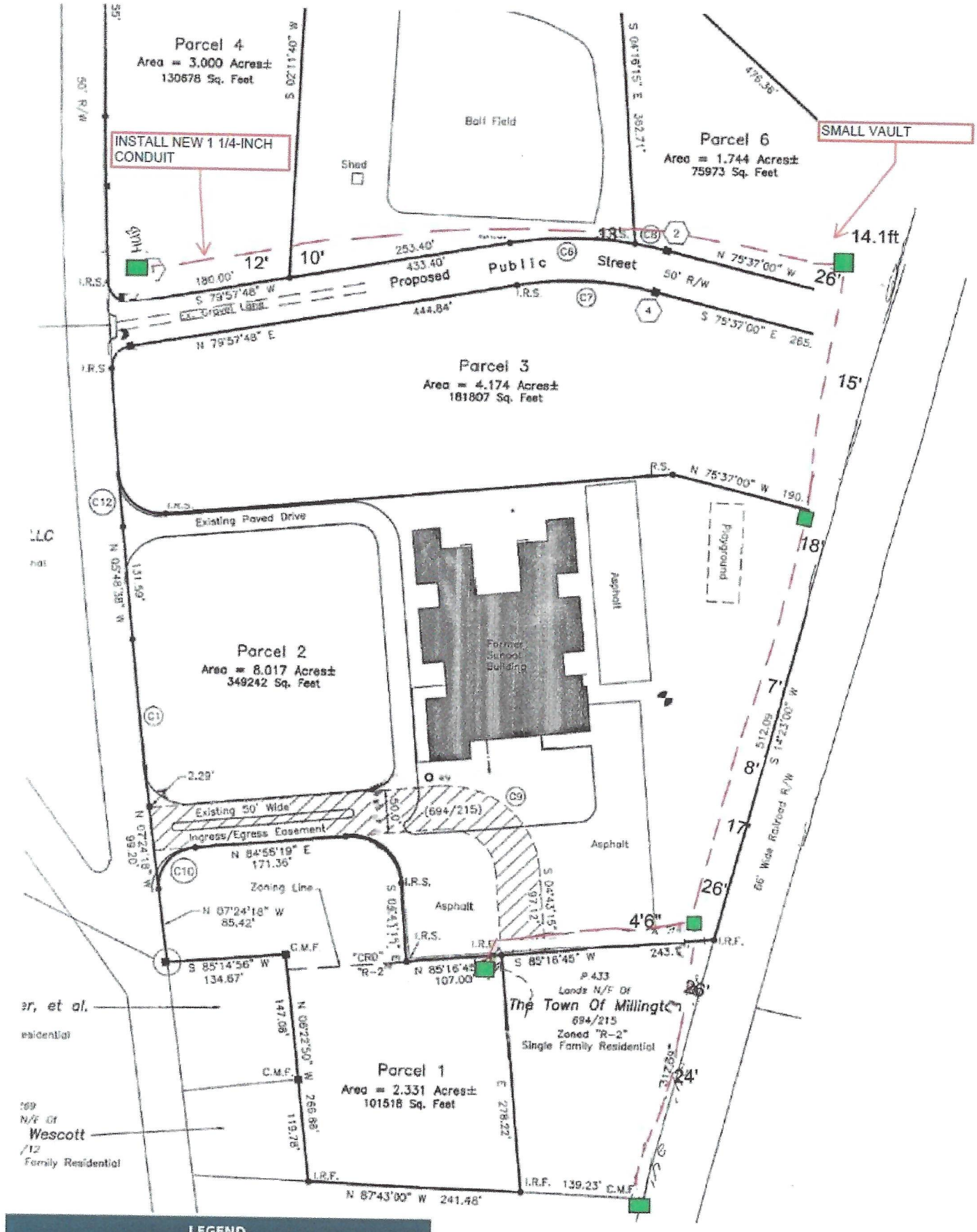
(2) 172 Sassafras Street Millington, MD 21651 further known as Parcel 2 172 Sassafras Street N of Millington, and further identified as District 01, Account Identifier 010778 , Map 0032, Grid 002B, Parcel 0049, Plat Ref. SLK6/0159

(3) Sassafras Street, Millington, Maryland, 21651 and further identified as Parcel 3 E/S Sassafras Street N of Millington, District 01, Account Identifier 338834, Map 0032, Grid 002B, Parcel 049, Plat Reference SLK6/0159

(4) Sassafras Street Millington, MD 21651 further known as Parcel 4 E/S Sassafras Street N of Millington, and further identified as District 01, Account Identifier 338835, Map 0032, Grid 002B, Parcel 0049, Plat Ref. SLK6/0159,

(5) Sassafras Street, Millington, Maryland, and further identified as Parcel 5 E/S Sassafras Street N of Millington, District 01, Account Identifier 338836, Map 0032, Grid 002B, Parcel 049, Plat Reference SLK6/0159

(6) Sassafras Street, Millington, Maryland, and further identified as Parcel 6 E/S Sassafras Street N of Millington, District 01, Account Identifier 338837, Map 0032, Grid 002B, Parcel 049, Plat Reference SLK6/0159


Parcel 4
Area = 3.000 Acres±
130678 Sq. Feet
INSTALL NEW 1 1/4-INCH CONDUIT
Ball Field
Shed
Parcel 6
Area = 1.744 Acres±
75973 Sq. Feet
SMALL VAULT
14.1ft
Proposed Public Street
50' R/W
Parcel 3
Area = 4.174 Acres±
181807 Sq. Feet
Existing Paved Drive
Parcel 2
Area = 8.017 Acres±
349242 Sq. Feet
Former School Building
Asphalt
Playground
Existing 50' Wide Ingress/Egress Easement
Zoning Line
Parcel 1
Area = 2.331 Acres±
101518 Sq. Feet
Lands N/F Of
The Town Of Millington
694/215
Zoned "R-2"
Single Family Residential
Wescott
Family Residential
66' Wide Railroad R/W
LEGEND
SYMBOL
DESCRIPTION
PROPOSED FIBER-OPTIC CONDUITS
PROPOSED HANDHOLE / VAULT