

MEMORANDUM OF AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

LICENSE AND MEMORANDUM OF AGREEMENT

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

This Memorandum of Agreement ("Memorandum") is executed as of December 5, 2018, by Computers, Electronics, Office Etc., Ltd., a Texas limited partnership ("Operator") and Brewster Pointe Owners Association ("HOA") to provide public notice that HOA and Operator have entered into that certain Broadband Services Agreement dated December 5, 2018 (the "Agreement"), covering the real property located in College Station, Brazos County, TX, known as Brewster Pointe Subdivision (the "Property", further described on Schedule "1" attached hereto), whereby HOA granted certain rights to Operator, including without limitation, the right (subject to applicable laws and express provisions of the Agreement) to non-exclusively provide and market certain Services using the Data System at the Property. The Data System was installed and is owned by Operator.

Under the Agreement, HOA granted to Operator a non-exclusive license coupled with an interest to enter on, in, over, under, across and through necessary portions of the Property and all improvements located now or hereafter on the Property for the purposes of: (a) installing, operating, maintaining, repairing, replacing and removing the Data System at the Property; (b) interconnecting with, utilizing, maintaining repairing and replacing Inside Wiring at the Property as necessary; (c) providing Services to residents of the Property by means of the Data System; and (d) marketing the Services and soliciting subscribers thereto at the Property. During the Term of the Agreement (as defined in the Agreement), Operator shall own and Operator shall have the exclusive right to access, control and operate, the Data System. The Data System is not and shall not be deemed to be affixed to or a fixture of the Property. Ownership and removal of the Data System after the expiration or termination of the Agreement shall be pursuant to the Agreement. The license and other rights granted to Operator run with the title to the Property and are binding and on all subsequent owners of the Property, as well as on others who may claim an interest in the Property.

This License terminates ninety (90) days after the expiration or any earlier termination of the Agreement. The 90-day period is solely for the purpose of allowing Operator, at its election, to remove those portions of the Data System that are required or permitted to be removed by Operator from the Property as set forth in the Agreement. This License and other rights granted to Operator in the Agreement run with the title to the Property and are binding on HOA, all subsequent owners of the Property, and all others who may claim an interest in the Property, including but not limited to any transferee that acquires the Property or any interest therein by way of foreclosure or similar proceeding. HOA reserves the right to grant

easements on or rights of access to the Property, but will not allow such other grants to interfere with this License.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Agreement to be executed by their duly authorized representatives to be effective as of the 5th day of December, 2018.

OPERATOR:

COMPUTERS, ELECTRONICS, OFFICE ETC, LTD.,
a Texas limited partnership

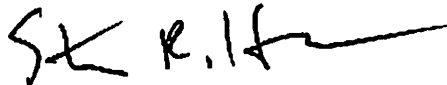
By: CEO Management, LLC,
a Texas limited liability
company, its General
Partner

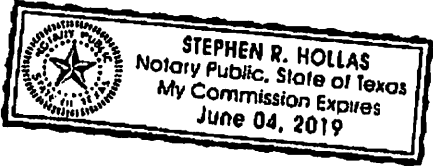
BY: 
Charles R. Jackson, Manager

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, a Notary Public in and for said county, personally appeared Charles R. Jackson, Manager of CEO Management, LLC, a Texas limited liability company, the General Partner of Computers, Electronics, Office Etc, Ltd., a Texas limited liability company, who acknowledged that he did sign the foregoing instrument on behalf of such company and partnership for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 5th day of December, 2018.


Notary Public, State of Texas



Schedule 1
Legal Description of Property

All of BREWSTER POINTE SUBDIVISION, including but not limited to PHASE 1 and all future phases, AN ADDITION TO COLLEGE STATION, BRAZOS COUNTY, TX, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14867, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1347446

Volume : 15046

ERecordings - Real Property

Recorded On: December 06, 2018 09:44 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

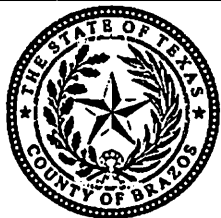
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1347446
Receipt Number: 20181206000020
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Dallas TX 75235



**STATE OF TEXAS
COUNTY OF BRAZOS**

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

**Karen McQueen
County Clerk
Brazos County, TX**