

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	St. Augustine Ocean and Racquet Club Condominium Association, Inc.	Property Address 1:	880 A1A Beach Boulevard South
Property Name:	St. Augustine Ocean and Racquet Club Condominium	Address 2:	
Number of Units:	279	City, State, Zip:	St. Augustine, FL 32080

Agreement Term

This Agreement begins on 6/7/2020 ("Effective Date") and shall continue in effect for a term of 5 years from 10/1/2020 or from the date Bulk Services is activated at the Property, whichever is later (the "Initial Term"). This Agreement shall automatically renew for a maximum of 3 successive periods of 1 Months (each, a "Renewal Term"), unless either party provides the other with a minimum of 90 days' notice of its intention not to renew at the end of the then-current term. The Initial Term and each Renewal Term may be collectively referred to herein as the "Term."

Wiring

Company has exclusive use of the home run wiring and non-exclusive use of the home wiring.

Common Area WiFi

Commencing no later than 90 days after execution of the Service Order, Company shall provide common area WiFi to 1 WiFi access points in common areas of the Property.

Marketing

Customer's Marketing Support shall be as follows:

Service	Type of Marketing
TV	Exclusive Marketing
Internet	Exclusive Marketing
Voice	Exclusive Marketing

Notwithstanding anything in the Terms and Conditions to the contrary, Company is not permitted to market using door hangers.

Company shall not conduct door-to-door solicitations without the consent of Customer or Customer's on-site personnel.

Bulk Services

The Bulk Services will commence on 10/1/2020 or from the date Bulk Services is activated at the Property, whichever is later and terminate 9/30/2025 or 5 years from the date Bulk Services is activated at the Property.

The Bulk Services are Upgradable.

If Equipment is listed below, it is the responsibility of the residents.

TV Bulk Service	# of Outlets per Unit	# of Units	Equipment Included	Upgradable or Non-upgradable
X1 HD Digital Starter	1	279	HD DVR	Upgradable
X1 HD Digital Starter	2	279	HD Digital Converter	Upgradable

APTS_Additional_TV_Equipment__c

The monthly service fees for TV Bulk Service are \$36.00 per unit, plus a broadcast TV fee equal to \$5.00 per unit, and all applicable taxes and fees. The total of the monthly per unit service fee and broadcast TV fee may be increased by the Company upon 30 days written notice provided such increase shall not exceed 4.00% per year.

Internet Bulk Service	# of Outlets/Unit	Total # of Units	Included Equipment
Performance	1	279	Gateway

The monthly service fee for Internet Bulk Service is \$31.00 per unit, plus all applicable taxes and fees. Upon 30 days prior written notice, Company may increase the Internet Bulk Service fee, provided such increase does not exceed 4.00% per year.

Courtesy Services

Common Area Courtesy TV Service				
Courtesy TV Service	# of Outlets	Location	Courtesy TV Equipment	Upgradable
HD Digital Starter	3	Residential Common Area	HD Digital Adapter	No

Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Customer:

Company:

By: DocuSigned by:
Robert Jones
E662C4838478446...

By: DocuSigned by:
Amy Smith
DBEF9073D621438...

Name: Robert Jones
Title: President

Name: Amy Smith
Title: Regional Senior Vice President, Florida Region

ADDRESSES FOR LEGAL NOTICES

To Customer:	To Company:
St. Augustine Ocean and Racquet Club Condominium Association, Inc. 461 A1A Beach Boulevard South St. Augustine, FL 32080	Comcast Cable Communications Management, LLC 7201 North Federal Highway, Boca Raton, FL 33487, Attn: Xfinity Communities.
	With a copy to:
	Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations