

Exhibit "B"

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "Agreement") is made and entered into as of June 29, 2026 (the "Effective Date"), by and between Marion County, Texas, a political subdivision of the State of Texas ("Grantor"), and Lyte Fiber, LLC, located at 1287 North Post Oak Road, Suite 150, Houston, TX 77055 ("Grantee").

WHEREAS, Grantor is the owner of the lot(s), reserve(s) parcel(s) and/or tract(s) of land (the "Land") described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Grantee desires, and Grantor is willing to grant, certain easements as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby covenant and agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee and its successors and assigns permanent and perpetual rights-of-way and easements (collectively, the "Easement") to construct, install, operate, use, maintain, repair, replace and remove Grantee's communications, data, video and information systems, facilities and equipment as Grantee may, from time to time, require, generally consisting of cabinets, concrete pads, conduits, connections, cables, wires, utility meters, handholes, vaults, generators, propane tanks, enclosures, and other appurtenances for similar uses (collectively, the "Facilities"), upon, over, through, under and along the Land, together with the right of ingress and egress over and across any adjacent land owned or controlled by Grantor for the purpose of exercising the Easement and the right to clear (and keep cleared) all obstructions from the surface and sub-surface as reasonably necessary to utilize the Easement.

2. Grantee Responsibilities. The Facilities shall be maintained and operated by Grantee at no expense to Grantor, and Grantor shall not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Facilities. Grantee shall be solely responsible for obtaining all permits, licenses, certificates or other authority necessary and required for its use of the Easement for the purpose intended, shall at its own cost and expense, obey all laws, ordinances, orders, rules and regulations applicable to the use of the Easement, and shall comply with all applicable laws. Grantee shall each year pay and render to the appropriate taxing entities all ad valorem taxes assessed against the Facilities.

3. Reservation to Grantor. Grantor shall have the right to use and enjoy the surface of the Land, except when such use interferes with the rights and privileges conveyed herein to Grantee. Grantee may, as reasonably necessary, remove any vegetation that interfere with the placement and operation of the Facilities.

4. Title and Authority. Grantor represents and warrants to Grantee that Grantor has fee simple title to the Land and the full right and authority to enter into this Agreement and deliver unto Grantee the Easement.

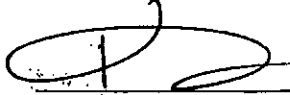
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates of the acknowledgments herein below, to be effective however as of the Effective Date.

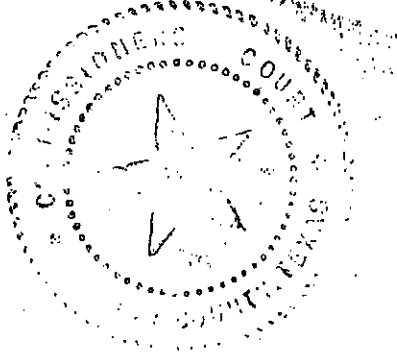
GRANTOR:

Marion County, Texas

Lewald J. LaFleur, County Judge

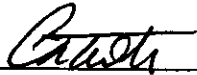
ATTEST:


_____, County Clerk
June 29, 2026



GRANTEE:

Lyte Fiber, LLC

By: 
Name: Carter Old
Title: CEO

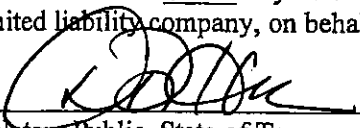
THE STATE OF TEXAS

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§

COUNTY OF HARRIS

This instrument was acknowledged before me this 29th day of June, 2026, by Carter Old, CEO of Lyte Fiber, LLC, a Delaware limited liability company, on behalf of said company.





Notary Public, State of Texas

EXHIBIT A **Legal Description of Land**

