

EXHIBIT 7A
LCRA 8/27/24

Document Title: Easement Conveyance (Corporation)

Document Date: _____, 2024

Grantor
Name and Address: Land Clearance for Redevelopment Authority
of Kansas City, Missouri
300 Wyandotte, Suite 400
Kansas City, MO 64105

Grantee
Name and Address: Evergy Metro, Inc.
P.O. Box 418679
Kansas City, MO 64141

Legal Description: See attached Exhibit A, document page 5

Reference Book and Page: 2023E0065243
2023E 0065244

After recording mail to:
Evergy
ATTN JOEY WHITE
Field Design Dept F&M
PO Box 418679
Kansas City, MO 64141-9679

EASEMENT CONVEYANCE

CORPORATION

THIS EASEMENT made and entered into this ____ day of _____, 2024, by and between **LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI**, a Missouri public body corporate and politic "**GRANTOR**", and **Evergy Metro, Inc.**, a Missouri corporation, whose mailing address is PO Box 418679, Kansas City, MO. 64141-9679, and its and their affiliates, lessees, licensees, designees, successors and assigns, of Jackson County, Missouri "**GRANTEE**".

Legal Description: A tract of land being part of lots 20, 21, and 22, block 7, Rice's Addition, a subdivision in Kansas City, Jackson County, Missouri more particularly described as follows: See exhibit A for legal description and exhibit B for illustration.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, its lessees, successors and assigns, the right, privilege and perpetual non-exclusive easement to enter upon the "Grantor Real Property" (as described below), to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace electric and communication transmission and distribution lines and their appurtenances under varying conditions of operation, including the poles, towers, anchors, guys, crossarms, insulators, conductors, conduit, ducts, cables, and other fixtures and equipment appurtenant thereto for the transmission and/or distribution of electric energy and communications in, along, under, across, and over the Grantor Real Property, and in and upon all streets, roadways or highways abutting said lands, as described ("Easement Tract") in Exhibit "A" attached hereto and incorporated by reference herein (individually and in any combination referred to as the "Rights"), together with the right of ingress to and egress to and from the Easement Tract on the Grantor Real Property and contiguous land owned by Grantor for the purpose of Grantee exercising the Rights ("Access Rights"). Grantee shall exercise the Rights and Access Rights in a reasonable and appropriate manner as determined in its good faith and when practicable, use existing roads and lanes. The "Grantor Real Property" is that certain real property owned by Grantor and described in instrument number 2023E0065243 in the Jackson County Recorder of Deeds office.

In the exercise of the Rights and Access Rights, Grantee shall have the further right to trim, remove, eradicate, cut and clear away any trees, limbs, brush and vines ("Woody Vegetation") on or adjoining the Easement Tract or on routes exercised as Access Rights now or at any future time whenever in its judgment such Woody Vegetation will interfere with or endanger the exercise of the Rights or the Access Rights. All such Woody Vegetation shall be removed by Grantee unless otherwise mutually agreed to by Grantor and Grantee. In the event Grantee causes damage to Grantor or the Grantor Real Property from the exercise of the Rights or Access Rights, Grantee shall either cause the physical, material damage to be repaired and Grantor Real Property restored to its original condition.

Grantor, its heirs, successors, assigns and lessees, may cultivate, use and enjoy the Easement Tract, provided such use shall not, in the judgment of Grantee, interfere with or endanger the Rights, and provided further that no improvements, buildings or structures shall be located, constructed or otherwise placed on the Easement Tract.

LANDSCAPE CLAUSE

Grantor agrees to cause WELL TBC Kansas City JV, LLC, a Delaware limited liability company, and its successors and assigns, as lessee under the Lease Agreement dated as of September 1, 2023, as evidenced by the Memorandum of Lease Agreement recorded as instrument number 2023E 0065244 in the Jackson County Recorder of Deeds office, to plant, install and maintain any and all landscaping required by city ordinance to screen utility structures located on the property. Grantor's lessee shall be solely obligated for planting, installing, and maintaining the landscaping required under this Landscape Clause and Grantor shall not be liable or responsible for Grantor's lessee's failure to perform its obligations under this Landscape Clause.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

TO HAVE AND TO HOLD said easement and rights aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto Grantee its lessees, licensee, successors or assigns forever. This easement conveyance shall run with the land and shall be binding upon Grantor and Grantor's heirs, administrators, executors, lessees, successors and assigns. Grantor hereby covenants that Grantor is the owner(s) of the above-described land, subject to existing liens, encumbrances, and right-of-way easements of record.

SIGNATURES ON FOLLOWING PAGE

IN TESTIMONY WHEREOF, Grantor has hereunto executed this Easement on the date first above written.

**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI**

By: _____
Daniel Moye, Executive Director

ACKNOWLEDGEMENT

State of Missouri)
) SS.
County of Jackson)

On this _____ day of _____, 2024 before me a Notary Public, appeared Daniel Moye, to me personally known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he is the Executive Director of LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, and that he executed the same on behalf of said entity and by authority thereof and acknowledged said instrument to be the free act and deed of said entity for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

Notary Public Signature

Notary Public Printed Name

My Commission Expires:

EXHIBIT A
Legal Description

EXHIBIT B

Map