

Return to:
Duke Energy.
Attn: Gloria Groome
452 E. Crown Point Road
Winter Garden, FL 34787

CONSENT AND JOINDER OF MORTGAGEE

KNOW ALL BY THESE PRESENTS, that Hanover Funding, LLC ("Mortgagee"), whose address is 2420 S. Lakemont Ave. Ste 450, Orlando, FL 32814 (address), as the owner and holder of the following described documents recorded in the Public Records of Lake County, Florida, (collectively referred to herein as the "Mortgage"), made by Hanover Eagle Pointe, LLC, a Florida (State) Limited Liability Company, of (address) 2420 S. Lakemont Avenue, Suite 450, Orlando, FL 32814, ("Mortgagor"), and encumbering the real property described in the Mortgage (the "Mortgaged Property"): (Legal description of mortgaged property):

Tracts "N", "M" and "Parcel-2", EAGLE POINTE, PHASE 1, according to the Plat thereof as recorded in Plat Book 59, Pages 36-42, of the Public Records of Lake County, Florida

for itself, and for and on behalf of its successors and assigns, does hereby consent to and join in Mortgagor's execution and delivery of a **PROGRESS ENERGY FLORIDA, INC., a Florida corporation, (Duke Energy Florida, Inc. d/b/a Duke Energy is the successor in interest to the original grantee and thereafter all references will be to Duke Energy) Distribution Easement.**

Mortgagee for itself, and for and on behalf of its successors and assigns, does further subordinate the lien of the Mortgage (including any future modifications, amendments or supplements thereto) to the terms and conditions of the Amendments and agrees that any sale or any transfer of the Mortgaged Property, or any part thereof, whether by foreclosure of the Mortgage or otherwise, shall be made subject to the Duke Energy **Distribution Easement** and shall not disturb or terminate any rights or obligations created under the **Distribution Easement.**

Mortgagee's intention in executing this consent and joinder is to recognize the Duke Energy **Distribution Easement** in the same manner as if the Duke Energy **Distribution Easement** had been properly executed, delivered and recorded prior to the creation of the Mortgage.

This Joinder and Consent of Mortgagee shall inure to the benefit of the parties to the Duke Energy **Distribution Easement** and to their respective successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be executed in its name and on its behalf by its proper, duly authorized officer, on this 15th day of August, 2016

Witnesses (2):

[Signature]
Print Name: Richard Perkinson
[Signature]
Print Name: Ryan Kohn

Hanover Funding, LLC
MORTGAGEE
By: [Signature]
Name: Stephen W. Cross
Title: Vice President

Acknowledgement

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 15th day of August, 2016, by Stephen Cross, as Vice President of Hanover Funding, LLC, on behalf of such entity, who is X personally known to me, or _____ has produced _____ as identification.

NOTARY PUBLIC

(Notarial Seal)

[Signature]
Print Name: _____
Serial No. _____
My Commission Expires: _____

