

Existing FPL Franchise Fee Agreements:

Taxing Authority Name	Franchise Fee Rate	Agreement	Agreement
		Effective Date	Expiration Date
Bal Harbour, Village of	5.90%	12/1/2008	11/30/2038
Bay Harbor Islands, Town of	6.00%	7/1/2011	6/30/2041
Biscayne Park, Village of	5.90%	5/3/2010	5/3/2040
Coral Gables, City of	6.00%	1/28/1998	1/28/2028
El Portal, Village of	5.90%	4/2/2008	4/1/2038
Florida City, City of	5.90%	7/1/2009	6/30/2039
Golden Beach, Town of	5.90%	9/30/2009	9/29/2039
Hialeah Gardens, City of	6.00%	5/29/1990	5/29/2020
Hialeah, City of	5.90%	7/2/2007	7/1/2037
Indian Creek, Village of	6.00%	11/9/1995	11/9/2025
Medley, Town of	6.00%	9/1/2018	2/28/2046
Miami Beach, City of	5.29%	3/1/2012	2/15/2042
Miami Shores Village, Village of	5.90%	1/11/2010	1/10/2040
Miami Springs, City of	5.90%	7/29/2003	7/29/2033
Miami, City of	6.00%	6/2/2010	6/2/2040
North Bay Village, City of	6.00%	8/1/2013	7/31/2043
North Miami Beach, City of	5.90%	9/30/2008	9/29/2038
North Miami, City of	5.90%	2/28/2005	2/28/2035
Opa-locka, City of	5.90%	2/2/2007	1/31/2037
South Miami, City of	6.00%	10/1/2014	9/30/2044
Surfside, Town of	5.90%	8/2/2010	8/1/2040
Sweetwater, City of	5.90%	12/1/2011	11/30/2041
Virginia Gardens, Village of	5.90%	2/1/2012	1/31/2042
West Miami, City of	5.90%	4/1/2005	3/31/2035