TOWER SITE LICENSE AGREEMENT

This Tower Site License Agreement (hereinafter "Agreement") is made and entered into this _____ day of _____, 20__, by and between TowerNorth Development, LLC, Delaware limited liability company (hereinafter referred to as "Licensor") having its principal place of business at 750 West Center Street, Suite 301, West Bridgewater, Massachusetts 02379 and Rusk County, a Wisconsin Municipal Corporation (hereinafter referred to as "Licensee") with a principal place of business at 311 Miner Avenue E, Ladysmith, WI 54848.

1. Description of Premises. Licensor is the owner of a leasehold interest in a parcel of real property legally described on the attached Exhibit A (hereinafter "Property") pursuant to a Ground Lease (as defined below) and located in the County of Rusk and State of Wisconsin and more commonly or particularly described as a portion of that land described in Deed Book 251 , Page 631 , being commonly referred to as **Parcel Number 004-00615-0000**, upon which Licensor owns a communications tower facility and related improvements (hereinafter "Tower"). Licensor hereby licenses to Licensee and Licensee hereby licenses from Licensor a portion of the Property and space on the Tower, all as more particularly set forth on the attached Exhibit B (hereinafter "Site"), pursuant to the terms and conditions set forth in this Agreement.

- Ground space within the Property comprised of six hundred (600) square feet with dimensions of twenty feet (20') by thirty feet (30'), all as more particularly set forth on the attached Exhibit B;
- Space on the Tower with a vertical envelope of one hundred seventy-nine (179') feet to two hundred (200') feet above ground level for the attachment of antennas and related equipment, all as more particularly set forth in this Agreement, also shown on the attached Exhibit B-1; and
- A non-exclusive right of way for cable runs to connect telecommunications equipment and antennas in the location(s) shown on Exhibit B, as well as a non-exclusive right of way for reasonable access thereto and to the appropriate source of electric and telephone facilities.

2. Use. The Site will be used by Licensee solely for the purpose of installing, removing, replacing, maintaining and operating, at its expense, a telecommunications service system facility consisting of the antenna(s) and related equipment set forth on Exhibit B and including, without limitation, electronic equipment, radio transmitting and receiving antennas, microwave, supporting equipment and structures thereto (the "Equipment"). Licensee shall have the right to install and operate only the Equipment and in accordance with the specifications set forth on Exhibit C. In the event Licensee desires to install additional equipment, change or alter any equipment, power output, or any other item set forth on the Exhibit C, Licensee shall request the consent of Licensor which consent shall not be unreasonably withheld, conditioned or delayed. In the event consent to install additional equipment is granted, the parties shall negotiate the appropriate increase in rent and such modification shall be agreed to in writing in a separate amendment to this Agreement, executed by both parties hereto.

3. Term. The term of this Agreement (the "Initial Term") shall be ten (10) years, commencing on the first day of the first month following the date Licensee begins the installation of Licensee's Equipment on the Tower or ninety (90) days from the full execution of this Agreement ("Commencement Date") whichever first occurs. Licensor will provide Licensee a notice to proceed ("NTP") and Licensee may then install its equipment in compliance with the NTP requirements. This Agreement will be automatically renewed for four (4) additional terms (each a "Renewal Term") of five (5) years each, unless Licensee provides Licensor written notice of intention not to renew not less than one hundred twenty (120) days prior to the expiration of the Initial Term or any Renewal Term.

4. Rent. Licensee shall pay monthly rent in the amount of six hundred and No/100's Dollars ($600.00) (until increased as set forth herein), partial months to be prorated and includes providing power for Licensee's Equipment through Licensor's house meter, up to 100 amps of service. All rent shall be paid by Licensee without deduction or set off for any reason, no later than the first day of each calendar month. Rent shall be increased, on each anniversary of the Commencement Date by an amount equal to three percent (3%) of the then current monthly rent. In the event the monthly rent or other amount due hereunder is not paid in accordance with the terms hereof, Licensee will pay

interest on the past due amounts at the lesser of (i) the rate of one and one-half percent (1.5%) per month, or (ii) the maximum interest rate permitted by applicable law.

5. Title and Quiet Possession. Licensor represents and agrees (a) that it is in possession of the Property as lessee under a ground lease (the "Ground Lease"); a redacted version of which is attached hereto as Exhibit F (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; and (d) that Licensee is entitled to the quiet possession of the Site throughout the Initial Term and each Renewal Term so long as Licensee is not in default beyond the expiration of any cure period. Notwithstanding anything to the contrary contained in this Agreement, Licensor may terminate this Agreement without further obligation, upon the termination of Licensor's right to possession of the Site under the Ground Lease. Licensee covenants and agrees to take no action, nor through inaction, permit any violation of the provisions of the Ground Lease. At Licensor's option, this Agreement shall be subordinate to any mortgage or financing by Licensor which from time to time may encumber all or part of the Site, Licensor's equipment and property on the Site, or the access or utility easement, provided, however, Licensor shall request every holder of such mortgage or deed of trust to recognize the validity of this Agreement in the event of a foreclosure of Licensor's interest and also allow Licensee to remain in occupancy of and have access to the Site as long as the Licensee is not in default of this Agreement beyond any applicable grace or cure period. Licensee shall execute whatever instruments as may reasonably be required to evidence this subordination clause. In the event the Site is encumbered by a mortgage or deed of trust, the Licensor will request the holder of any such mortgage or deed of trust to execute a reasonable non-disturbance agreement in a form provided by Licensee, and Licensor will cooperate with Licensee at Licensee's sole expense toward such an end to the extent that such cooperation does not cause Licensor additional financial liability. Licensee will not, directly or indirectly, on behalf of itself or any third party, communicate, negotiate, and/or contract with the lessor of the Ground Lease regarding the Site.

6. Assignment/Subletting. Licensee may assign its interest in this Agreement without Licensor's prior consent to any party controlling, controlled by, or under direct common control with Licensee, or to any party which acquires fifty one percent (51%) or more of Licensee's assets, in which event Licensee shall thereafter be relieved of any and all of its obligations, duties, and responsibilities under this Agreement. Licensee shall notify Licensor of such assignment no later than ten (10) days prior to the effective date of such assignment. Other than as expressly permitted in this section, Licensee shall not assign this Agreement to any other parties and shall not sublet or permit the Site or any part thereof to be used by others without the written permission of Licensor. The parties agree that a pledge of, or grant of a security interest in this Agreement to any lender(s) of Licensee or its affiliates, for the purpose of securing indebtedness, shall not require the consent of Licensor and is hereby authorized. Licensor shall be entitled to assign any and all of its interest in and to this Agreement to any person or entity which acquires the Site or the right to operate the Tower on the Site, provided such assignee shall expressly assume all of Licensor's obligations, duties and responsibilities hereunder, in which event Licensor shall thereafter be relieved of any and all of its obligations, duties, and responsibilities under this Agreement.

7. Access and Security. Subject to the conditions of this Agreement and the security policies of Licensor (attached hereto as part of Exhibit D), Licensee shall have, at no additional cost to Licensee, a non-exclusive right of reasonable access, twenty four hours per day, seven days a week to the Site where its equipment is located. Licensee covenants and agrees that only authorized engineers, employees or properly qualified and authorized contractors of Licensee will be permitted access to the Site by Licensee.

8. Notices. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Formal notices will be addressed to the parties as follows:

If to Licensor: TowerNorth Development, LLC
Attn: Bert Stern/Sue Masse
Re: Cell Site Name/Number: Rusty Nail/WI1009-A
750 West Center Street, Suite 301
West Bridgewater, MA 02379

Licensor phone/email: General Contact:
Operations: 800-821-5825 x2
Landlords@TowerNorth.com

If to Licensee: **Rusk County**
Attn: Jail Captain George Murray
311 Miner Ave. E, Ste L100
Ladysmith, WI 54848

Licensee phone/email: Phone: (715) 532-2189/ Email: gm121@ruskcountywi.us

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

9. Installation and Improvements. Licensee shall install, maintain and operate on the Site only the Equipment set forth on Exhibit C, together with related accessories, transmission lines and cables, and all such installation and operation shall at all times meet the terms and conditions of Exhibit D. In the event Licensee desires to alter, replace, modify or exchange any Equipment from that set forth on Exhibit C, or install any additional Equipment, Licensee shall submit an application to Licensor detailing the specific Equipment that will be changed, altered, modified, replaced or added. Licensor shall have the right to request Licensee complete a tower loading study performed and certified by an independent licensed professional engineer reasonably acceptable to Licensor. Licensee shall have the right, without any increase in rent, to replace the Equipment on the Tower with similar and comparable equipment provided such replacement does not materially increase tower loading of the Tower, and provided that Licensee submit the plans, specifications, or details of such equipment to Licensor prior to any work being performed. Licensee shall also have the right to install, maintain, modify, repair and/or replace equipment within Licensee's equipment building or cabinet at Licensee's sole and absolute discretion and without the consent or approval of Licensor. Upon completion of installation of any Equipment on the Site, Licensor will have the right to inspect and reasonably approve all installation work. All installations, operation and maintenance of Equipment must be in accordance with Licensor's policies set forth in Exhibit D. Licensor reserves the right to prohibit operation of any equipment deemed to be improperly installed, unsafe or not included in the installation design plan. Licensor agrees to cooperate with Licensee's reasonable requests, at Licensee's expense, with respect to obtaining any required zoning approvals for the Site and any improvements. Upon termination or expiration of this Agreement, Licensee shall remove its Equipment and improvements and will restore the Site to the condition existing on the Commencement Date, except for ordinary wear and tear and insured casualty loss, and causes beyond Licensee's control. If Licensee fails to remove its Equipment by the date specified in the preceding sentence, Licensee's Equipment will be subject to disconnection, removal, storage at Licensee's expense and disposal by Licensor. So long as Licensee's Equipment remains on the Site after the termination date (even if it has been disconnected), Licensee will pay to Licensor a hold-over fee equal to two hundred percent (200%) of the then-effective monthly rent, prorated from the effective date of termination to the date the Equipment is removed from the Site. Licensor will have the right (but not the obligation) to disconnect and remove Equipment from the Site in the event of hold-over or default.

10. Compliance with Laws. Licensee agrees to take the Site in a strictly "AS IS" condition. Licensor represents, to the best of Licensor's actual knowledge, that the Site, its property contiguous thereto, and all improvements located thereon that are the property of the Licensor, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Licensee will comply with all applicable laws relating to its possession and use of the Site and its Equipment. Upon request by Licensor, Licensee will produce satisfactory evidence that all Equipment installed at the Site complies with all ANSI and federal regulations pertaining to radio-frequency radiation standards and is licensed with the FCC, if applicable. Licensee shall construct and install its Equipment in accordance with all TIA standards pertaining to wind and ice loading. Licensor accepts responsibility for the Site's compliance with all tower or building marking and lighting regulations promulgated by the Federal Aviation Administration ("FAA") or the Federal Communications Commission ("FCC"), as applicable. Licensor represents and warrants that the Site substantially complies with all applicable tower or building marking or lighting regulations promulgated by the FAA or the FCC.

11. Maintenance. Licensor, at Licensor's expense, shall be responsible for maintaining the Tower and all other improvements on the Licensor's Property including, without limitation, the Tower structure, foundation, associated cables, guys, anchors, bolts, caissons, lighting, and lightning rod; tower grounding system; landscaping; fences; gates; security systems; driveways; access roads; easements; parking areas, and grounding systems for the fences and utility transformers. All maintenance shall be performed in a good and workmanlike manner and in compliance with all Governmental Laws.

12. Disconnection. Licensor shall not remove or disconnect the antennae or Equipment or other Licensee facilities in any way unless: (1) it is necessary to prevent bodily injury or material property damage; or (2) prior written notice is given to Licensee and Licensee approves such disconnection; or (3) Licensee is in default of this Agreement and cure periods have expired.

13. Insurance. Licensee will procure and maintain a general liability policy with limits of $3,000,000 for bodily injury, $3,000,000 for property damage, $5,000,000 aggregate, with a certificate of insurance to be furnished to Licensor within ten (10) days of this Agreement and within thirty (30) days of written request. Licensee and any contractor or subcontractor of Licensee shall cause such insurance to be in place and a certificate delivered to Licensor prior to the commencement of any work in, around, or about the Site. Licensee and/or all contractors or subcontractors of Licensee shall also procure and maintain Workers Compensation insurance from an insurance company licensed by the state in which the Site is located providing for the compensation in accordance with such state's laws for all workmen employed, its contractors and subcontractors, and further insuring Licensor against any and all liability for personal injury or death of such workmen or employees. All policies of insurance shall provide that cancellation will not occur without at least fifteen (15) days prior written notice to Licensor. Licensee, together with its contractors and/or subcontractors will cause Licensor to be listed as an additional insured on such policy.

14. Interference. Licensee will use the Site in a manner which will not unreasonably disturb the occupancy of Licensor's other Licensees nor create interference with the broadcast activities of any pre-existing Licensee or any Licensee at the Site at the time of the installation or modification of the Equipment. Licensor will not permit the installation of any future equipment which results in interference with a broadcast activity with Licensee's then existing equipment. The term "interference with a broadcast activity" means (a) a condition existing which constitutes "interference" within the meaning of the provisions of the recommended practices of the Telecommunications Industry Association ("TIA") as well as the rules and regulations of the Federal Communications Commission ("FCC") then in effect, or (b) there exists a discernable impairment, resulting from Licensee's activities at the Site, of the quality of data transmissions of Licensee or other licensee operating at the Site in a material portion of their broadcast or reception coverage area as such area is or may be permitted by the FCC compared to that which was obtained prior to the Licensee's commencement or alterations to its operations at the Site. Licensee shall use its best efforts to assist in the installation of any filter devices as may be necessary to reduce intermodulation products caused by the co-location of the Licensee's Equipment and the equipment of others on the Tower, to at least those levels required by FCC regulations. Should future regulations require that said products be reduced further, Licensee shall cooperate with the installation of additional filters. Licensee understands that it is the intention of Licensor to accommodate as many users as possible at its Site. Licensee will cooperate with Licensor in rescheduling its transmitting activities, reducing power, or interrupting its activities for limited periods of time in order to permit the safe installation of new equipment or new facilities at the Site or to permit repair to facilities of any user of the Site or to the Site or related facilities. In the event any future licensee or tenant causes interference to Licensee's Equipment ("Interfering Party"), Licensee shall notify Licensor in writing of such interference and Licensor shall cause the Interfering Party to take steps necessary to correct such interference. If within ten (10) days of Licensor's receipt of such notice of interference the Interfering Party has failed to correct such interference, Licensor shall require such Interfering Party to cease operations until such interference is corrected. The parties acknowledge that continuing interference will cause irreparable injury to Licensee and Licensee shall have the right, in addition to any other rights that it may have at law or equity, to bring an action to enjoin the interference or to terminate this Agreement.

15. Utilities. Licensee will pay for all utilities used by it at the Site. Licensee will be responsible directly to the appropriate utility companies for all utilities required for Licensee's use of the Site, including any charges or costs associated with increasing the service to the Site required by Licensee's activities. Licensor is under no obligation to bring utilities to the Site. However, in the event Licensor does install or bring utility service to the Site, Licensee shall pay a proportionate share of the cost incurred by Licensor, based on the anticipated number of total users anticipated at the Site. Licensee shall, at its expense, install a separate electric meter and pay its electricity costs directly to the appropriate utility company. Temporary interruption in the power or other utilities provided by the facilities will not render Licensor liable in any respect for damages to either person or property nor relieve Licensee from fulfillment of any covenant or agreement hereof. If any of Licensee's communications Equipment fails because of loss of any electrical power or other utilities, and the restoration of the electrical power and other utilities is within the reasonable control of Licensor, Licensor will use reasonable diligence to restore the electrical power or other utilities promptly, but Licensee will have no claim for damages on account of an interruption in electrical service occasioned thereby or resulting therefrom. Notwithstanding the foregoing, Licensor will, upon reasonable advance notice, at all times be able to shut down the electrical service and/or other utilities to the Site and Licensee's communications Equipment in connection with any necessary maintenance operation conducted for the Site or the facilities thereon provided however Licensor agrees to use best efforts to coordinate with Licensee and to minimize any interference with Licensee's operations. Licensee shall be permitted at any time during the Agreement term, to install, maintain and/or use of, as necessary (during any power interruption at the Site), a temporary power source, and all related equipment and appurtenances within the Property, or in such locations as reasonably approved by Licensor. Licensee shall have the right to install conduits connecting the temporary power source and related appurtenances to the Property.

16. Termination. In addition to the other provisions of this Agreement which provide for termination, this Agreement may be terminated, without any penalty or further liability as follows: (a) by Licensor in the event of a failure or refusal by Licensee to pay rent or any other payment within ten (10) days after written notice that such payment became due under this Agreement; (b) by either party upon a default of any covenant or term by the other which is not cured within thirty (30) days of receipt of written notice of default (without, however, limiting any other rights available to the parties pursuant to any other provisions of this Agreement); (c) by Licensee upon thirty (30) days prior written notice if, prior to the Commencement Date, it is unable to obtain any license, permit or other approval necessary to the construction and/or continued operation of the communications Equipment through no fault, action or inaction of Licensee; (d) by Licensee at any time by written notice to Licensor without further liability if Licensor fails to have proper possession of the Site or authority to enter into this Agreement.

17. Default. If either party is in default under this Agreement for a period of (i) ten (10) days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (ii) thirty (30) days following receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a thirty (30) day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such thirty (30) day period and proceeds with due diligence to fully cure the default.

18. Taxes. Licensee shall pay, as additional rent for each year all new taxes levied by any governmental authority which are specifically attributable to Licensee's occupancy of the Site. Licensee shall have the right to contest or protest, at its sole cost and expense, any such tax or levy provided that Licensee indemnifies Licensor in connection with such protest or contest. The obligations of Licensee set forth in this section shall survive the termination or expiration of this Agreement for a period of one (1) year. In the event the Equipment or Licensees improvements are not separately assessed by any taxing authority, Licensee shall pay, as additional rent, a prorated amount of all real estate taxes assessed against the Property and payable by Licensor.

19. Indemnity. Licensee shall indemnify, save and hold Licensor, it employees, members, agents, partners, shareholders, officers, and directors harmless from any and all obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon, incurred by, or asserted against

them arising or resulting from (a) any acts or omissions of Licensee or any of Licensee's agents, employees, contractors, or subcontractors or anyone authorized by Licensee on or about the Site, or (b) any failure on the part of Licensee to perform or comply with any of the covenants, agreements obligations, duties, responsibilities, terms or conditions contained in this Agreement. Except as otherwise set forth in this Agreement, Licensor shall indemnify, save and hold Licensee harmless from any and all liability, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon, incurred by or asserted against it arising or resulting from (a) any acts or omissions of Licensor or any of Licensor's agents, employees, contractors, or subcontractors or anyone authorized by Licensor on or about the Site, or (b) any failure on the part of Licensor to perform or comply with any of the covenants, agreements, obligations, duties, responsibilities, terms or conditions contained in this Agreement. Notwithstanding the forgoing, except for its own actions of gross negligence or intentional misconduct, neither party will have liability for any loss of revenues due to discontinuance of operations at the Site, libel, slander, or imperfect or unsatisfactory communications experienced by the Licensee for any reason whatsoever.

20. Hazardous Substances. Licensor represents that it has no actual knowledge of any substance, chemical or waste (collectively, "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Licensee will not introduce, store, or use any such substance on the Site.

21. Liens. Licensee will not permit any mechanics, materialman's or other liens to stand against the Site for any labor or material furnished the Licensee in connection with work of any character performed on the Site by or at the direction of the Licensee. In the event that any notice of lien will be filed or given, Licensee will, within thirty (30) days after the date of filing cause the same to be released or discharged by either payment, deposit, or bond. Licensor will be indemnified by Licensee from and against any losses, damages, costs, expenses, fees or penalties suffered or incurred by Licensor on account of the filing of the claim or lien. Licensor reserves the right to cause any such lien not discharged or released with said thirty (30) day period to be removed or released and to charge all costs and expenses incurred by Licensor in connection therewith to Licensee, including reasonable attorney fees and costs.

22. Casualty or Condemnation. In the event of any damage, destruction or condemnation of the Site, or any part thereof, not caused by Licensee, that prevents the Licensee from the continued operation of its Equipment then in use, Licensor will have the right, but not the obligation, to provide an alternate location (whether on the same Site or another site) provided that Licensor elects not to make any repairs to the Land or Site, or to terminate this Agreement within thirty (30) days after the damage, destruction or condemnation. If Licensor does not terminate this Agreement, Licensee may at Licensee's option, either terminate this agreement or remain on the Site and: (i) the rent payable hereunder will be reduced or abated in proportion to the actual reduction or abatement of use of the Site as to Licensee's portion; and (ii) Licensor will make any necessary repairs to the Site caused by the damage or destruction and will be entitled to use any and all insurance proceeds to pay for any repairs. Licensor will in no event be liable to Licensee for any damage to or loss of the Equipment, or loss or damage sustained by reason of any business interruption suffered by reason of any act of God, by Licensor's act or omission, or Licensor's violation of any of the terms, covenants or conditions of this Agreement, unless caused solely by Licensor's intentional misconduct or gross negligence. Licensee further waives any and all claims to any condemnation proceeds arising from its interest under this Agreement.

23. Miscellaneous. (i) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (ii) This Agreement is governed by the laws of the State in which the Site is located; (iii) If requested by Licensee, Licensor agrees to execute and deliver to Licensee, at Licensee's sole cost and expense, a recordable Memorandum of this Agreement; (iv) This Agreement (including the Exhibits) constitutes the entire agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to this Agreement must be in writing and executed by both parties; (v) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; (vi) The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees

and other reasonable enforcement costs and expenses from the non-prevailing party; (vii) Failure or delay on the part of Licensee or Licensor to exercise any right, power, or privilege hereunder will not operate as a waiver thereof; waiver of a breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach of the provision, or of a breach of any other provision of this Agreement, and; (viii) this Agreement shall be construed on a parity between the parties, without regard to which party may have drafted the same.

The following Exhibits are attached to and made a part of this Agreement: Exhibit A, B, B-1, C, D and E.

THE REMAINDER OT THIS PAGE IS INTENTIONALLY BLANK
SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the parties have made and entered into this Agreement as of the day and year first above written.

LICENSOR: TowerNorth Development, LLC, a Delaware limited liability company

By: _____

Name: Bert Stern

Its: Chief Executive Officer

Date: _____

LICENSEE: Rusk County, a Wisconsin Municipal Corporation

By: _____

Name: John Kalepp

Its: County Board Chair

Date: _____

EXHIBIT A
PROPERTY

The Property is legally described as:

The Southeast 1/4 of the Northwest 1/4, Section 28, Township 33 North, Range 8 West, Town of Big Bend, Rusk County, Wisconsin. EXCEPTING, that part lying Southeast of a town road running in a generally Northeasterly and Southwesterly direction and South of U.S. Highway 40, EXCEPT part for Highway in Volume 266 at pages 54-55, as Document No. 225190.

Tax Key No. 004-00615-0000

EXHIBIT B
SITE

See Attached Drawing.

EXHIBIT B-1
TOWER ELEVATION

See Attached Drawing.

EXHIBIT C
ANTENNAS AND EQUIPMENT

See Attached Collocation Application.

Licensee understands that the information and representations provided in this section is an ongoing obligation of Licensee under this Agreement. Should Licensor require additional information from time to time, Licensee agrees to cooperate with all reasonable requests.

EXHIBIT D

Minimum Site Installation, Occupancy and Maintenance Requirements and Specifications

PRE-INSTALLATION STANDARDS

All installation of Equipment shall be in accordance with the specifications set forth below, be in accordance with good engineering practices, in a manner designed to minimize interference with existing equipment, and comply at all times with applicable federal, state, and local laws, ordinances, or codes as well as ANSI standards for Human Exposure to Radio Frequency Radiation then in effect. By execution of the Agreement and related Exhibits, Licensee agrees to these installation guidelines and certifies that the installation of authorized Equipment will reflect all pertinent requirements of this Exhibit.

Prior to installation, Licensee must provide Licensor with complete plans for approval, including list of proposed Equipment and subcontractors, and no work may be performed until approval has been given and all criteria has been met. All Equipment must be placed in approved locations only, and any changes must be approved by Licensor before the installation begins. The Licensor or its representative shall have the right to be on-site during any work on the Site. Licensee must notify the Licensor at least twenty-four (24) hours in advance of any installation work.

General Requirements of Contractors and subcontractors. All contractors, subcontractors, tower riggers or installers of antennas, transmission lines, cabinets, wiring or similar hardware must meet the minimum basic requirements of Licensor, including, but not limited to, the following. A general liability policy with limits of $3,000,000 for bodily injury, $3,000,000 for property damage, $5,000,000 aggregate, with a certificate of insurance to be furnished to Licensor within ten (10) days of this Agreement and within thirty (30) days of written request. Licensee and/or all contractors or subcontractors of Licensee shall also procure and maintain Workers Compensation insurance from an insurance company licensed by the state in which the Site is located.

GENERAL REQUIREMENTS

a. Gates will remain closed at all times unless entering or exiting the premises. When leaving the Site, ensure that all gates and locks are secured.
b. This Agreement does not guarantee parking space. If space is available, park only in the designated areas. Do not park so as to block any ingress or egress except as may be necessary to load or unload equipment. Parking is for temporary use while working at the site.
c. Licensor shall not be responsible for snow removal or clearing.
d. Licensee will provide Licensor detailed redlined construction drawings upon construction completion that indicate accurate placement of all facilities, above and under ground, with dimensions taken from the fence lines.
e. Licensee will provide Licensor digital photographs of all open trenches, if any before backfilling, including, but not limited to, power, telephone and grounding trenches.
f. Licensee will provide Licensor accurate information regarding the vertical placement of facilities on the tower, which will indicate top and bottom of antennas, and centerline of antenna mount, measured AGL, and provide to Licensor digital photographs of all facilities and mounts installed on the tower.
g. During construction, Licensee will not damage any trees or other planted vegetation on the site and will repair and replace any such damaged vegetation. In addition, Licensee must not damage the road, the pavement, culverts, bollards or other improvements on or serving the Property. Any such damage must be repaired immediately at Licensee's cost and expense.

EXHIBIT E

Redacted Ground Lease