

# RESOLUTION OF THE CITY COUNCIL

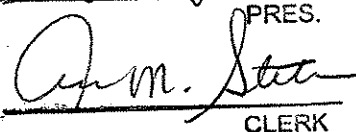
No. 98

Approved March 8, 2010

RESOLVED, That His Honor, the Mayor, is hereby authorized to negotiate and to execute a Lease, together with any and all necessary and ancillary documents, between the City of Providence and T-Mobile Northeast, LLC., for the installation of antennas and equipment at Hope High School for digital wireless personal communications service. The proceeds of said lease shall be allocated to fund the maintenance and improvements of the athletic fields at Hope High School.

IN CITY COUNCIL  
MAR 4 2010  
READ AND PASSED

  
PRES.

  
CLERK

APPROVED



MAYOR

3/8/10

**FAX COVER SHEET**

**TO: ANNA STETSON / CITY CLERK**

**FROM: LISA ANN BERA / CENTERLINE COMMUNICATIONS**

**PAGES: 14 TOTAL**

**FAX: 401-421-6492**

**ANNA,**

**PLEASE CONFIRM THAT YOU RECEIVED THIS FAX. MY EMAIL IS  
BELOW.**

**THANK YOU,**



**LISA ANN BERA**

**lbera@clinellc.com**

**414-403-3103**

*faxed 11/4/09  
@ 3:06 pm.*



Lisa Ann Bera  
Centerline Communications LLC  
960 Turnpike Street, Suite 28  
Canton, MA 02021

November 4, 2009

Attention: City Clerk Anna Stetson  
City Hall  
25 Dorrance Street  
Providence, RI 02903

Re: Proposal for T-Mobile proposal – Hope High School - Providence

Ms. Stetson

On behalf of T-Mobile Communications Inc., I would like to formally express our interest in leasing space at **Hope High School, 324 Hope Street Providence RI**, for the purpose of installing a Wireless Communications Facility.

T-Mobile has been awarded a FCC License to provide digital wireless personal communications service in Rhode Island. In an effort to provide the mandated coverage, T-Mobile is aggressively building a network of communications sites. The above property has been identified as a potential candidate to fulfill coverage objectives for the immediate area as part of the network.

All costs associated with the installation of the antennas and equipment would be borne by T-Mobile. In addition, T-Mobile would be responsible for obtaining all applicable municipal, state and/or federal approvals and permits required for the installation and bear the cost of obtaining said permits.

I am including attachments with this letter that reference the design T-Mobile is proposing for the installation at Hope High School.

Further, it is my understanding that a year ago this item was on an agenda for the City Council for approval and the attached document was what was received by the City. I am unsure as to what date this item previously appeared, however I am sure that the approval has since then expired. Therefore I am requesting that we again appear before the council for approval.

November 4, 2009

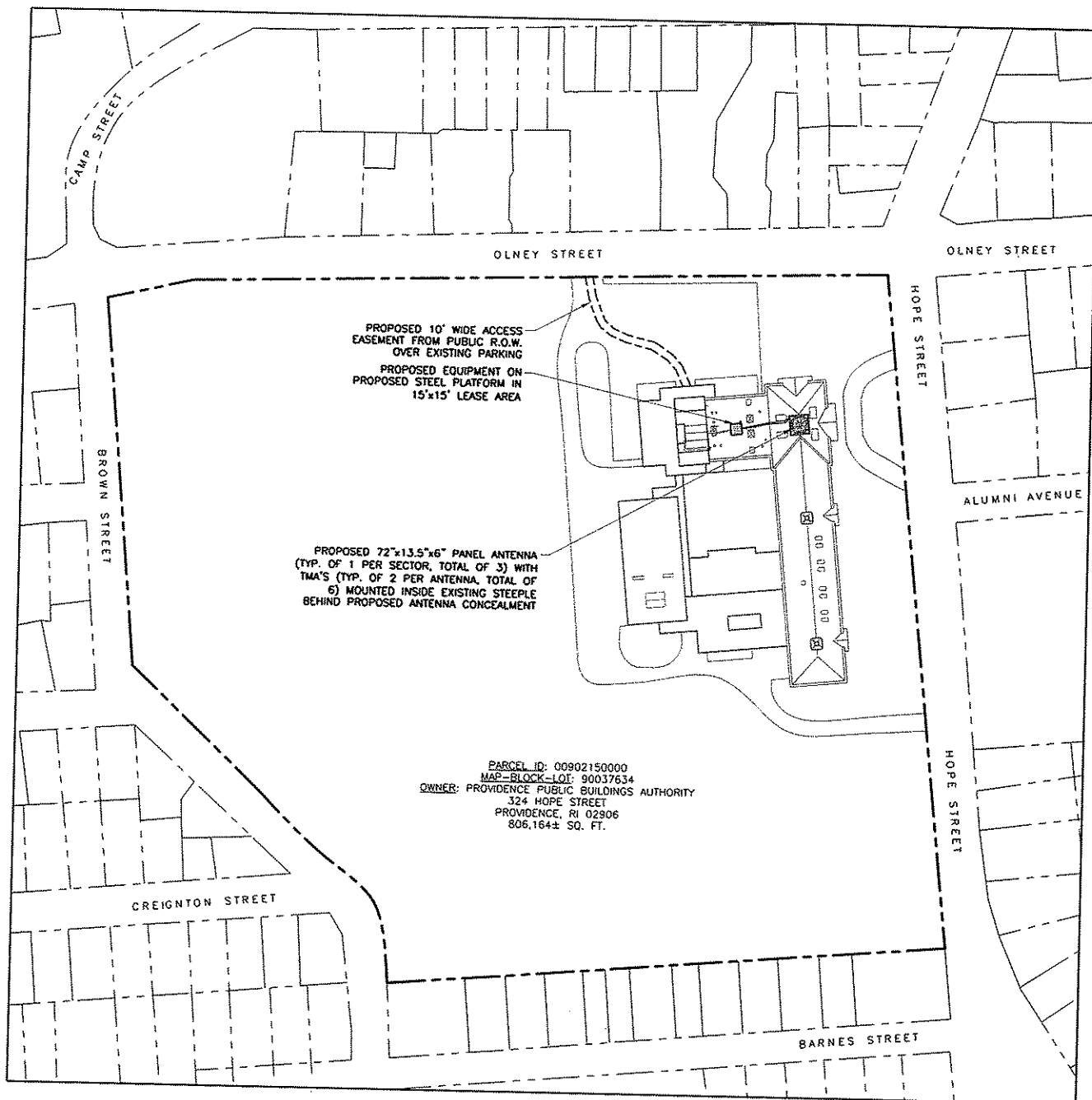
Please place this item on the next agenda which is November 19, 2009.

If you have any questions please do not hesitate to contact me.

Best Regards,

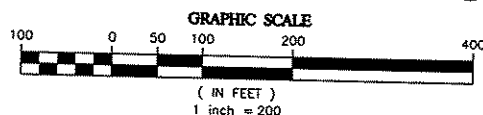
A handwritten signature in black ink, appearing to read 'Lisa Ann Bera', with a stylized, cursive script.

Lisa Ann Bera  
Centerline Communications LLC  
Site Acquisition  
414.403.3103  
lbera@clinellc.com

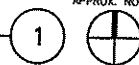


# OVERALL SITE PLAN

SCALE: 1" = 200'-0"



APPROX. NORTH



\*EQUIPMENT SPECIFICATIONS AND UTILITY EASEMENTS AS REQUIRED BY TELCO AND POWER COMPANY.

SITE PLAN COMPILED FROM AVAILABLE GIS MAPS, ASSESSORS MAPS PROVIDED BY THE TOWN AND AERIAL PHOTOGRAPHY. THIS PLAN IS IN NO WAY INTENDED TO BE A BOUNDARY SURVEY.

RF APPROVED: \_\_\_\_\_

ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE STRUCTURAL AND RF ENGINEERS. LOCATIONS OF POWER AND TELEPHONE FACILITIES ARE SUBJECT TO APPROVAL BY UTILITY COMPANIES.



21 B Street  
 Burlington, MA 01803  
 Tel: 781.273.2500  
 Fax: 781.273.3311  
 www.ebiconsulting.com

CLIENT:

**T-Mobile Northeast LLC,**  
 a Delaware limited liability

15 COMMERCE WAY, SUITE 8  
 NORTON, MA 02766  
 TEL: (508) 285-2700  
 FAX: (508) 286-2893

SITE INFO:

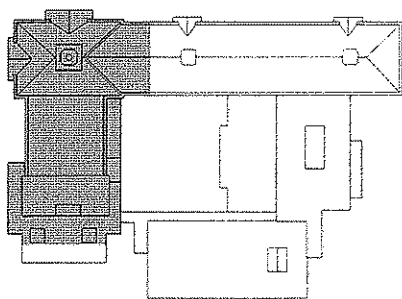
SITE NO: 4PR-0162-G  
 SITE NAME: HOPE HIGH SCHOOL  
 ADDRESS: 324 HOPE STREET  
 PROVIDENCE, RI 02906

## SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC
C	7/08/09	LE FINAL	AC

SHEET NO:

**LE-1**



# KEY PLAN

SCALE: N.T.S.



PROPOSED 10' WIDE  
ACCESS EASEMENT FROM  
PUBLIC R.O.W. OVER  
EXISTING PARKING

EXISTING ELECTRIC  
ROOM ON FIRST FLOOR

EXISTING ANTENNAS  
(BY OTHERS)

EXISTING ROOF  
ACCESS DOOR

PROPOSED GENERATOR  
RECEPTACLE (AT GRADE)

PROPOSED  
GENERATOR CONDUIT  
RUN INSIDE BUILDING

PROPOSED BATTERY UNIT ON  
STEEL EQUIPMENT PLATFORM

PROPOSED E911 GPS  
& GSM ANTENNAS

EXISTING CABLE TRAY  
(BY OTHERS)

PROPOSED (12) 1-5/8"  
COAX CABLES INSIDE  
PROPOSED CABLE TRAY

PROPOSED 72"x13.5"x6" PANEL  
ANTENNA (TYP. OF 1 PER SECTOR,  
TOTAL OF 3) WITH TMA'S (TYP. OF 2  
PER ANTENNA, TOTAL OF 6) MOUNTED  
INSIDE EXISTING STEEPLE BEHIND  
PROPOSED ANTENNA CONCEALMENT

SECTOR B  
AZIMUTH 100°

SECTOR A  
AZIMUTH 0°

SECTOR C  
AZIMUTH 240°

PROPOSED BTS  
CABINET (TOTAL OF 3)  
ON PROPOSED STEEL  
EQUIPMENT PLATFORM

PROPOSED 15'x15' LEASE  
AREA WITH 13'-6"x13'-6"  
EQUIPMENT PLATFORM

EXISTING EQUIPMENT  
ON STEEL PLATFORM  
(BY OTHERS)

EXISTING RAS  
ANTENNA

EXISTING CABLE  
TRAY (BY OTHERS)

PROPOSED POWER CONDUIT TO  
EXISTING ELECTRIC ROOM ON FIRST  
FLOOR AND TELCO/GROUND  
CONDUITS TO EXISTING TELCO PANEL  
AND WATER MAIN IN BASEMENT

EXISTING WATER  
MAIN IN BASEMENT

EXISTING TELCO  
DEMARC IN BASEMENT

## PARTIAL ROOF PLAN

SCALE: 1/32" = 1'-0"

APPROX. NORTH



### GRAPHIC SCALE



RF APPROVED: \_\_\_\_\_

#### ANTENNA AZIMUTHS:

SECTOR A = 0°

SECTOR B = 100°

SECTOR C = 240°

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UTILITY EASEMENTS AS REQUIRED  
BY TELCO AND POWER COMPANY.

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STRUCTURAL AND RF ENGINEERS.  
LOCATIONS OF POWER AND  
TELEPHONE FACILITIES ARE SUBJECT  
TO APPROVAL BY UTILITY COMPANIES.

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21 B Street  
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#### CLIENT:

**T-Mobile Northeast LLC,**  
a Delaware limited liability

15 COMMERCE WAY, SUITE B  
NORTON, MA 02765  
TEL: (508) 286-2700  
FAX: (508) 286-2893

#### SITE INFO:

SITE NO: 4PR-0162-G

SITE NAME: HOPE HIGH SCHOOL

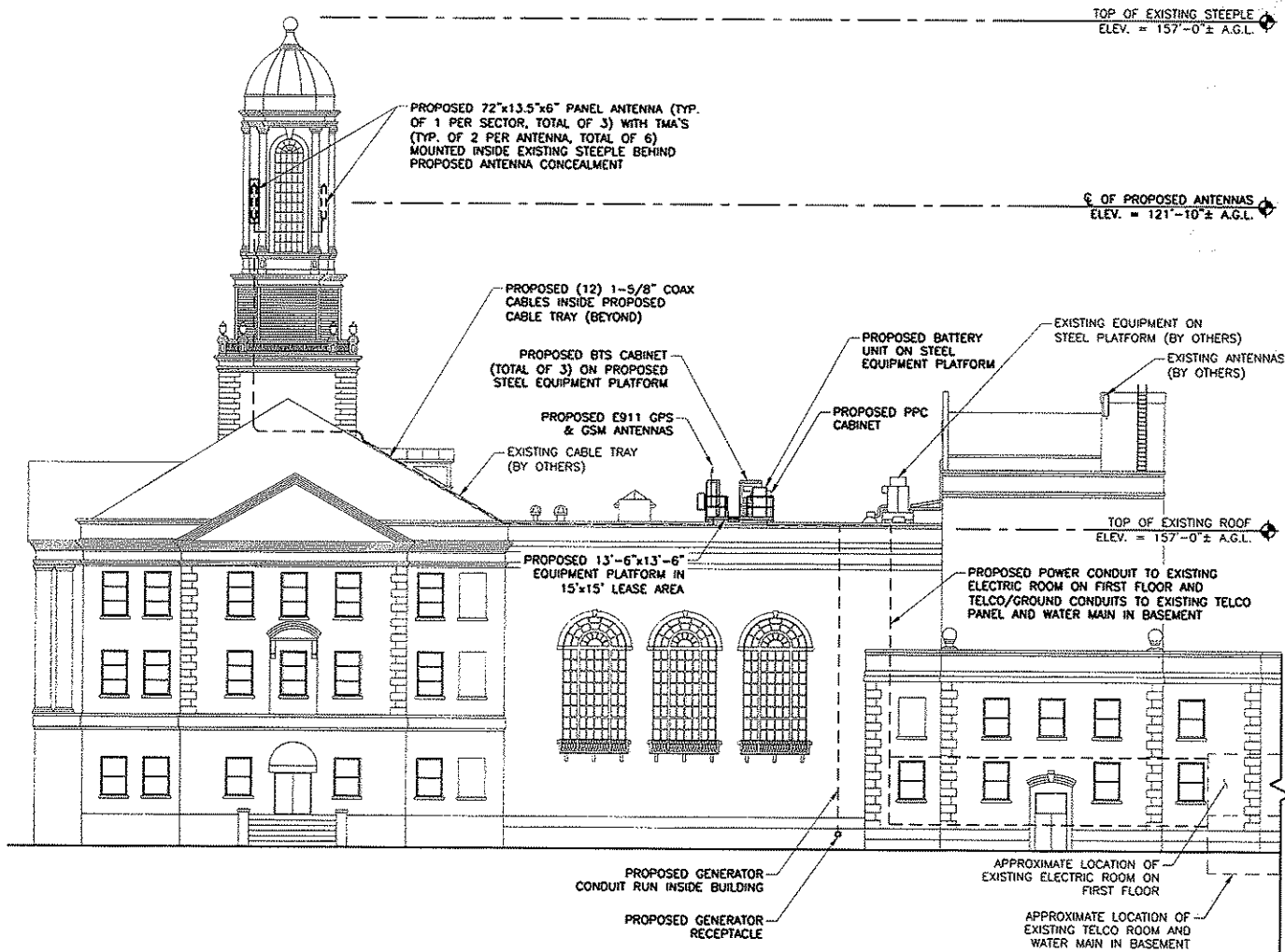
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

#### SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC
C	7/08/09	LE FINAL	AC

#### SHEET NO:

**LE-2**

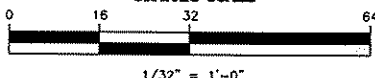


# NORTH ELEVATION

SCALE: 1/32" = 1'-0"

1

## GRAPHIC SCALE



RF APPROVED: \_\_\_\_\_

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PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. LESSEE/LICENSEE IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. LESSEE/LICENSEE RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET THE REQUIRED SPECIFICATIONS.

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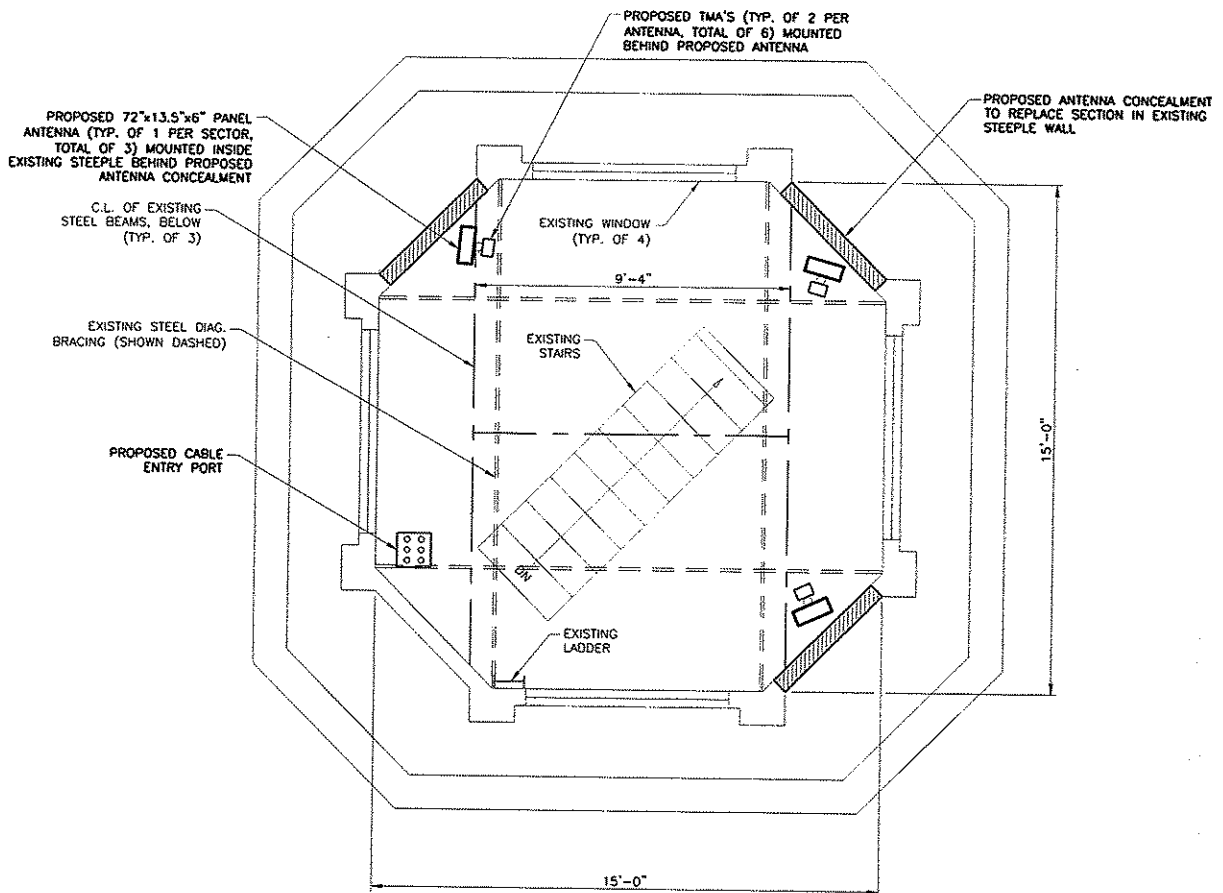
CLIENT:  
**T-Mobile Northeast LLC,**  
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15 COMMERCE WAY, SUITE B  
NORTON, MA 02766  
TEL: (508) 286-2700  
FAX: (508) 286-2893

SITE INFO:  
SITE NO: 4PR-0162-G  
SITE NAME: HOPE HIGH SCHOOL  
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

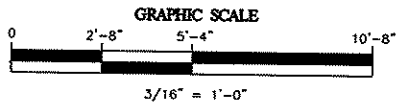
SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC
D	7/08/09	LE FINAL	AC

SHEET NO:  
**LE-3**



# SECTION AT ANTENNAS

SCALE: 3/16" = 1'-0"



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21 B Street  
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Fax: 781.273.3311  
www.ebiconsulting.com

CUSTOMER:  
**T-Mobile Northeast LLC,**  
a Delaware limited liability

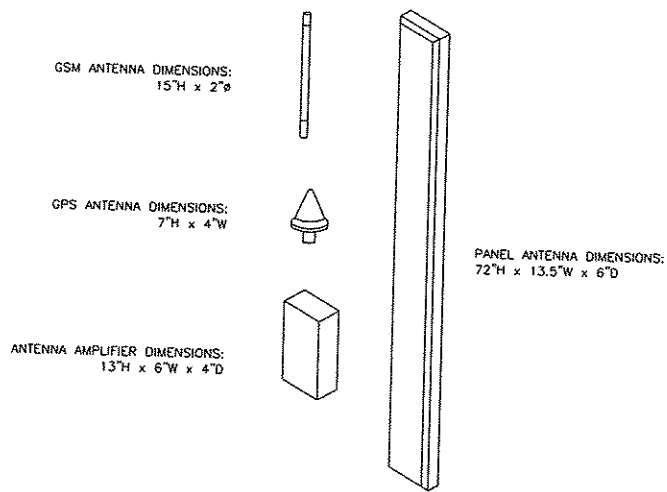
15 COMMERCE WAY, SUITE B  
NORTON, MA 02766  
TEL: (508) 285-2700  
FAX: (508) 285-2853

SITE INFO:  
SITE NO: 4PR-0162-G  
SITE NAME: HOPE HIGH SCHOOL  
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC
C	7/08/09	LE FINAL	AC

SHEET NO:  
**LE-4**

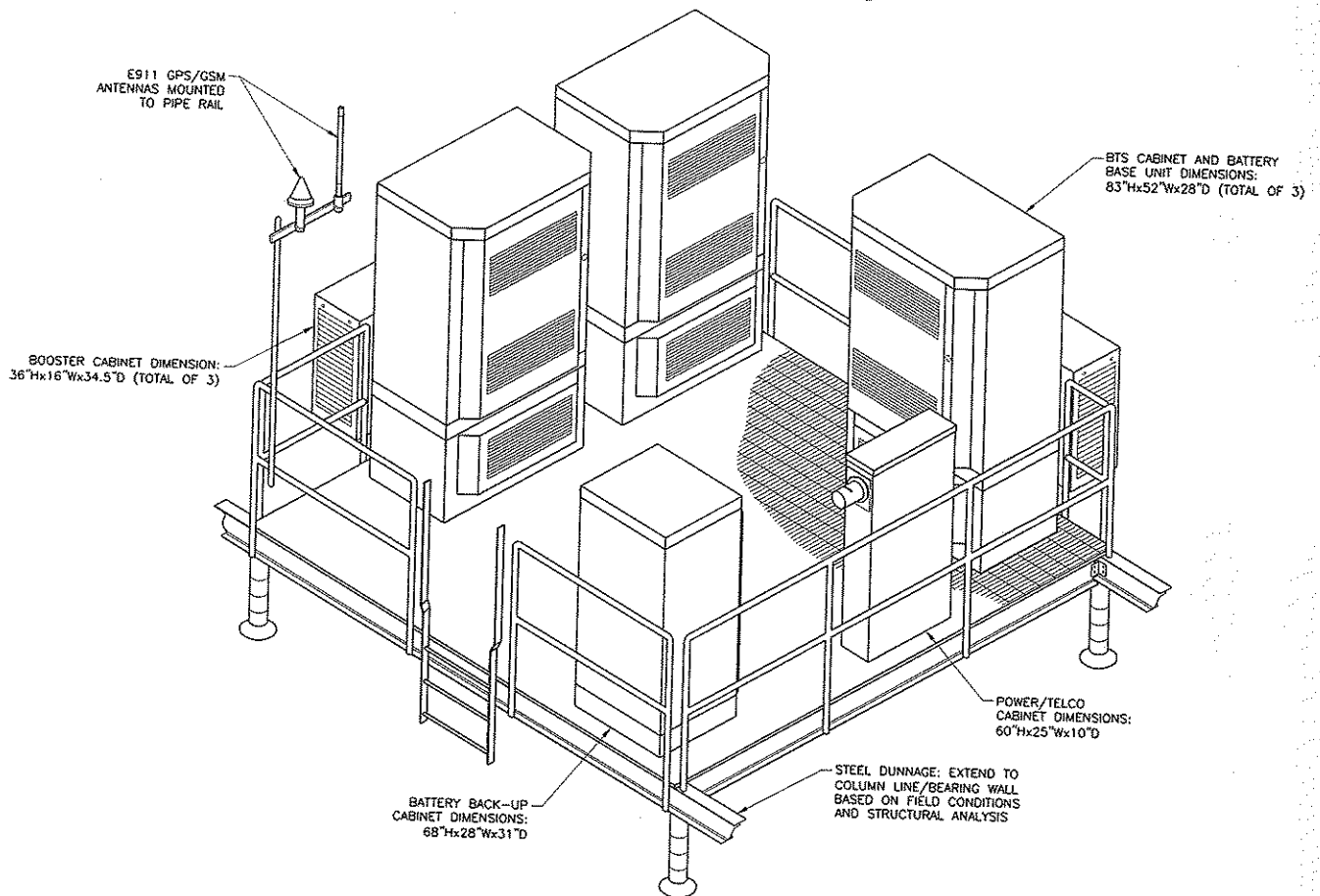




## ANTENNA DETAILS

SCALE: N.T.S.

1



## TYPICAL EQUIPMENT LAYOUT

SCALE: N.T.S.

2

**EBI**  
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CLIENT:

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15 COMMERCE WAY, SUITE B  
NORTON, MA 02766  
TEL: (508) 286-2700  
FAX: (508) 286-2893

SITE INFO:

SITE NO: 4PR-0162-G

SITE NAME: HOPE HIGH SCHOOL

ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

### SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC
O	7/08/09	LE FINAL	AC

SHEET NO:

**LE-5**

REVIEWED  
By MBurrid at 8:23 am, 6/25/09

PROPOSED EQUIPMENT ON  
PROPOSED STEEL PLATFORM  
IN 15'x15' LEASE AREA

PROPOSED 72"x13.5"x6" PANEL ANTENNA  
(TYP. OF 1 PER SECTOR, TOTAL OF 3) WITH  
TMA'S (TYP. OF 2 PER ANTENNA, TOTAL OF 6)  
MOUNTED INSIDE EXISTING STEEPLE BEHIND  
PROPOSED STEALTH FIBERGLASS WINDOW

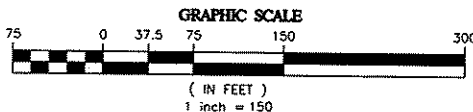


BB: Call out Assessor's Parcel  
ID Number, Owner and Parcel  
Area. REQUIRED on all Lease  
Exhibits.

### OVERALL SITE PLAN

SCALE: 1" = 150'-0"

APPROX. NORTH



RF APPROVED: \_\_\_\_\_

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\*EQUIPMENT SPECIFICATIONS AND UTILITY  
EASEMENTS AS REQUIRED BY TELCO AND  
POWER COMPANY.

SITE PLAN COMPILED FROM AVAILABLE  
GIS MAPS, ASSESSORS MAPS PROVIDED  
BY THE TOWN AND AERIAL  
PHOTOGRAPHY. THIS PLAN IS IN NO WAY  
INTENDED TO BE A BOUNDARY SURVEY.

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FAX: (508) 286-2893

SITE INFO:

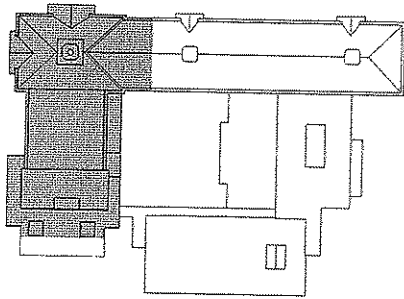
SITE NO: 4PR-0162-G  
SITE NAME: HOPE HIGH SCHOOL  
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC

SHEET NO:

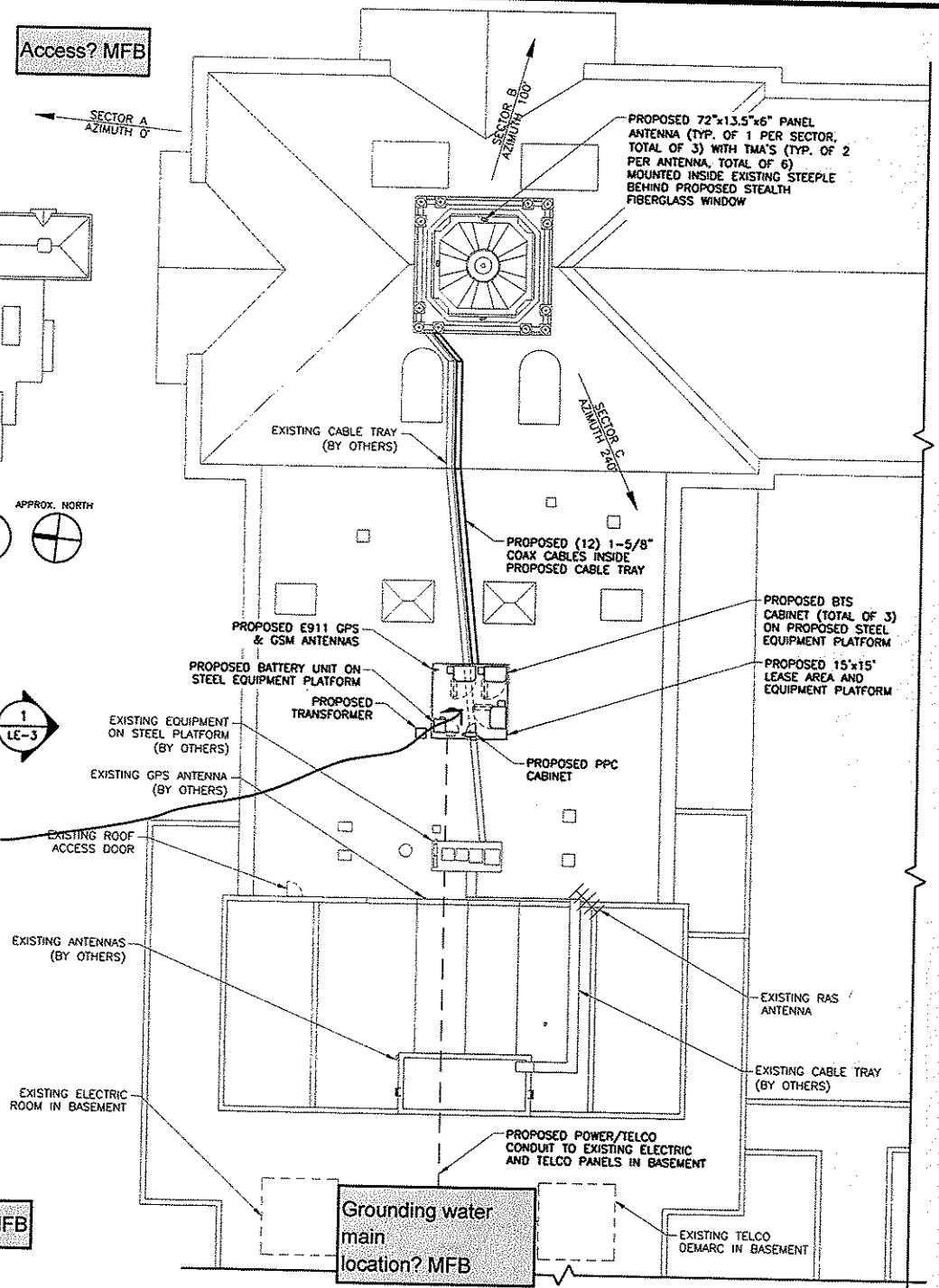
**LE-1**



KEY PLAN  
SCALE: N.T.S.



BB: Must show the Boosters.  
This layout won't work!



RF APPROVED: \_\_\_\_\_

ANTENNA AZIMUTHS:

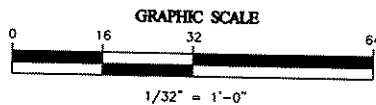
SECTOR A = 0°

SECTOR B = 100°

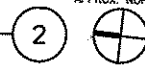
SECTOR C = 240°

PARTIAL ROOF PLAN

SCALE: 1/32" = 1'-0"



APPROX. NORTH



\*EQUIPMENT SPECIFICATIONS AND UTILITY EASEMENTS AS REQUIRED BY TELCO AND POWER COMPANY.

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21 B Street  
Burlington, MA 01803  
Tel: 781.273.2500  
Fax: 781.273.3311  
www.ebtconsulting.com

CLIENT:

**T-Mobile Northeast LLC,**  
a Delaware limited liability

15 COMMERCE WAY, SUITE B  
NORTON, MA 02705  
TEL: (508) 285-2700  
FAX: (508) 285-2893

SITE INFO:

SITE NO: 4PR-0162-G

SITE NAME: HOPE HIGH SCHOOL

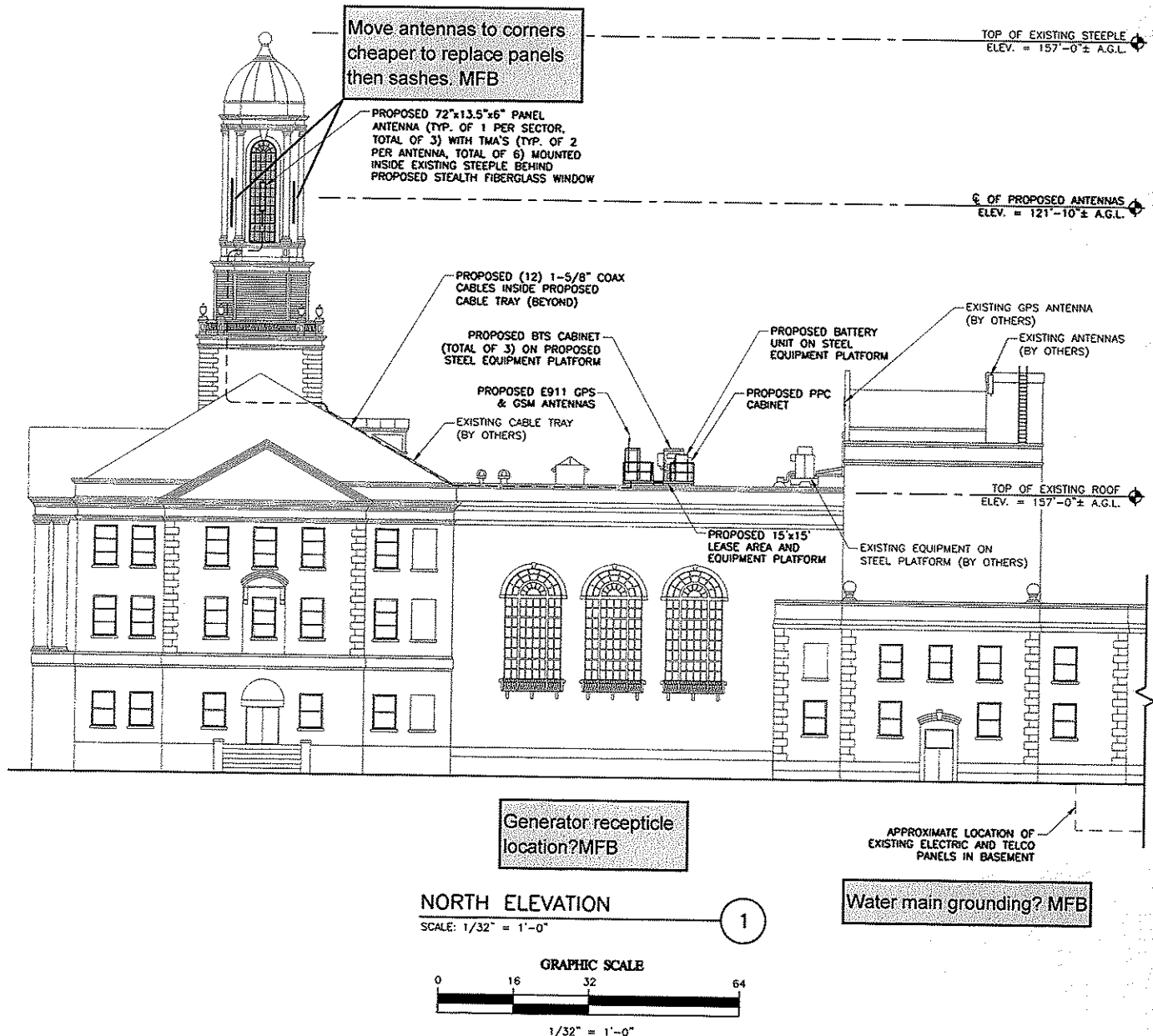
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC

SHEET NO:

**LE-2**



RF APPROVED: \_\_\_\_\_

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CLIENT:  
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15 COMMERCE WAY, SUITE B  
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TEL: (508) 285-2700  
FAX: (508) 285-2893

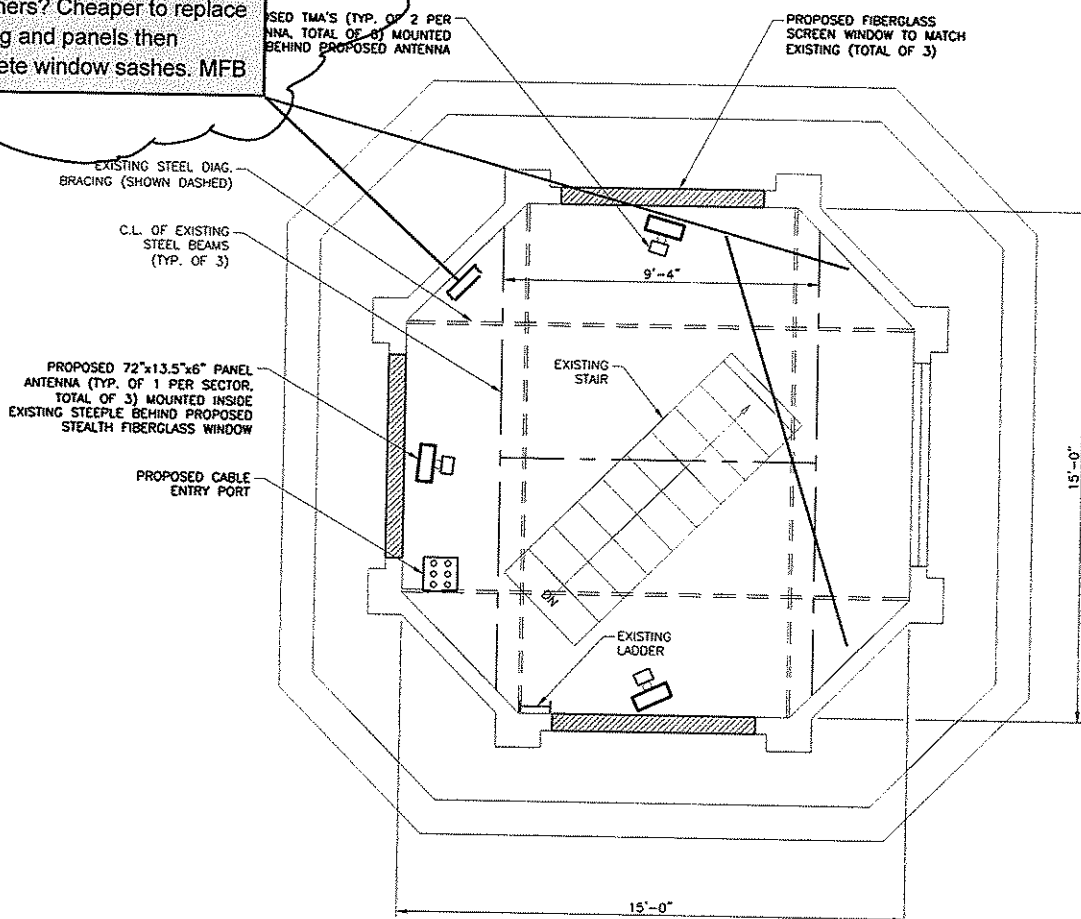
SITE INFO:  
SITE NO: 4PR-0162-G  
SITE NAME: HOPE HIGH SCHOOL  
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC

SHEET NO:  
**LE-3**

BB: Excellent idea!

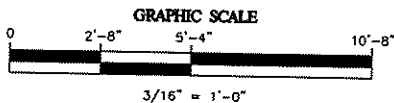
Can the antennas be relocated to corners? Cheaper to replace framing and panels then complete window sashes. MFB



SECTION AT ANTENNAS

SCALE: 3/16" = 1'-0"

APPROX. NORTH



RF APPROVED: \_\_\_\_\_

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CLIENT:

**T-Mobile Northeast LLC,**  
a Delaware limited liability

15 COMMERCE WAY, SUITE 8  
NORTON, MA 02760  
TEL: (508) 286-2700  
FAX: (508) 286-2893

SITE INFO:

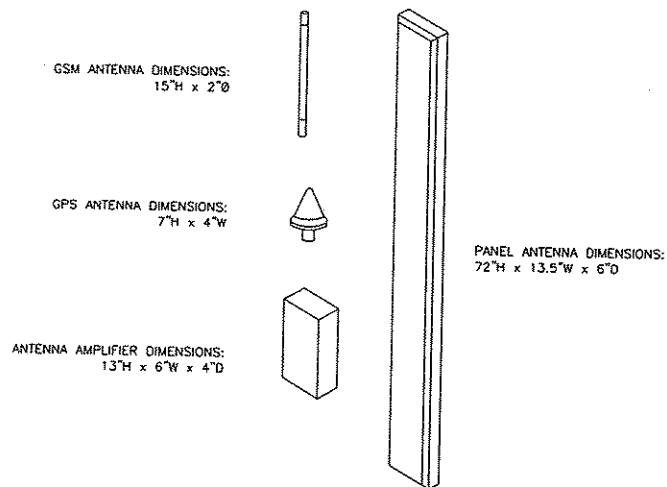
SITE NO: 4PR-0162-G  
SITE NAME: HOPE HIGH SCHOOL  
ADDRESS: 324 HOPE STREET  
PROVIDENCE, RI 02906

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
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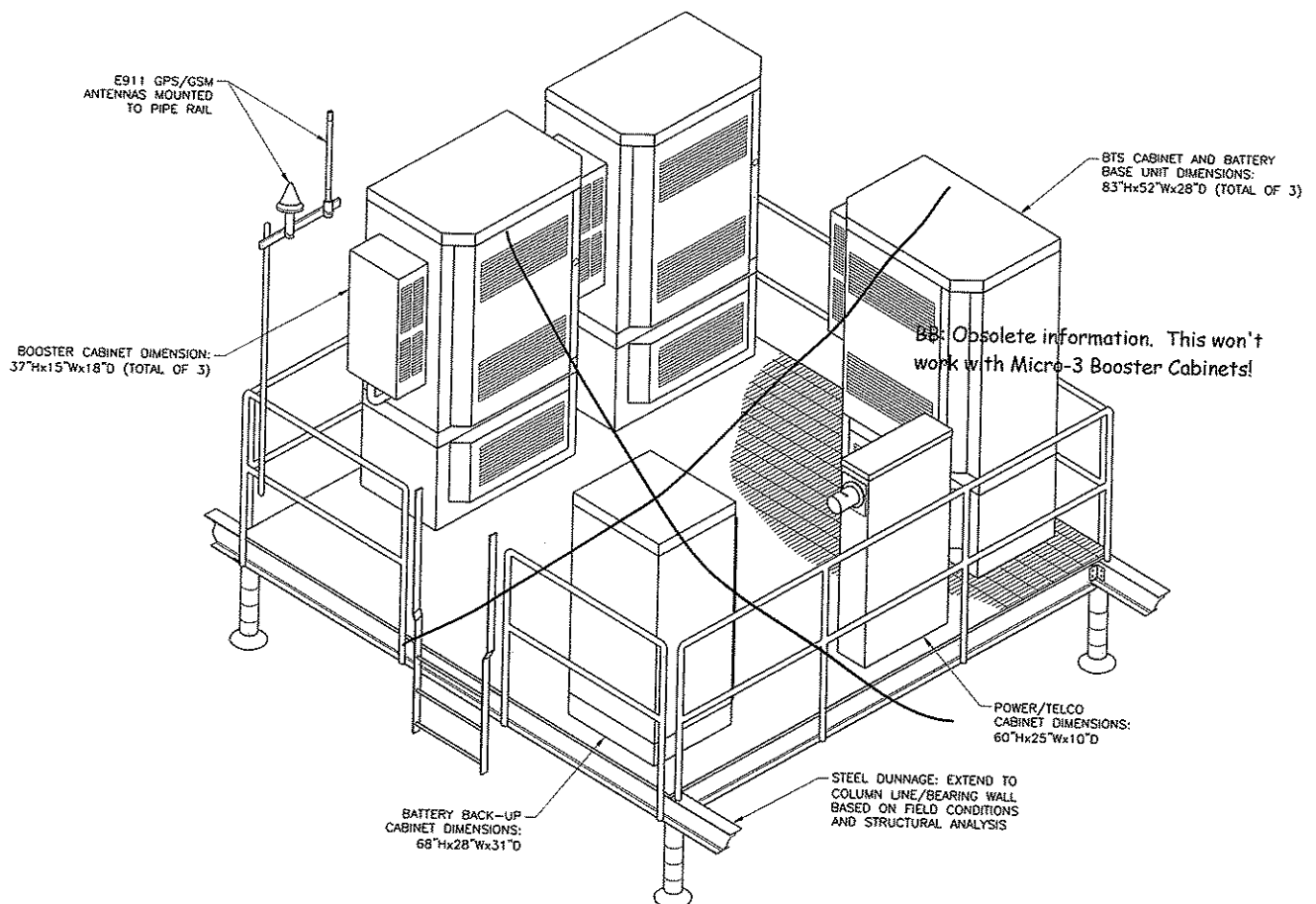
**LE-4**



# ANTENNA DETAILS

SCALE: N.T.S.

1



# TYPICAL EQUIPMENT LAYOUT

SCALE: N.T.S.

2

**EBI**  
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www.ebiconsulting.com

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## SITE INFO:

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**SITE NAME:** HOPE HIGH SCHOOL

**ADDRESS:** 324 HOPE STREET  
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## SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	6/16/09	LE DRAFT	MC
B	6/22/09	PER COMMENTS	AC

## SHEET NO:

**LE-5**



## ROOFTOP LEASE WITH OPTION

THIS ROOFTOP LEASE WITH OPTION (this "Lease") is by and between \_\_\_\_\_, a(n) \_\_\_\_\_ ("Landlord") and T-Mobile Northeast LLC, a Delaware limited liability company ("Tenant").

### 1. Option to Lease.

(a) In consideration of the payment of One Hundred and no/100 dollars (\$100.00) (the "Option Fee") by Tenant to Landlord, Landlord hereby grants to Tenant an option to lease a portion of the real property described in the attached Exhibit A (the "Property"), on the terms and conditions set forth herein (the "Option"). The Option shall be for an initial term of twelve (12) months, commencing on the Effective Date (as defined below) (the "Option Period"). The Option Period may be extended by Tenant for an additional twelve (12) months upon written notice to Landlord and payment of the sum of One Hundred and no/100 dollars (\$100.00) ("Additional Option Fee") at any time prior to the end of the Option Period.

(b) During the Option Period and any extension thereof, and during the Initial Term and any Renewal Term (as those terms are defined below) of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises (as defined below) from all applicable government and/or regulatory entities, including, without limitation, zoning and land use authorities, and the Federal Communications Commission ("FCC") (collectively, "Governmental Approvals"), including all land use and zoning permit applications. During the Option Period and any extension thereof, and during the Initial Term and any Renewal Term of this Lease, Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals and variances, land-use permits. Landlord expressly grants to Tenant a right of access to the Property to perform any surveys, soil tests, and other engineering procedures or environmental investigations ("Tests") on the Property deemed necessary or appropriate by Tenant to evaluate the suitability of the Property for the uses contemplated under this Lease. During the Option Period and any extension thereof, and during the Initial Term or any Renewal Term of this Lease, Landlord agrees that it will not interfere with Tenant's efforts to secure other licenses and permits or authorizations that relate to other property. During the Option Period and any extension thereof, Tenant may exercise the Option by so notifying Landlord in writing, at Landlord's address in accordance with Section 12 hereof.

(c) If Tenant exercises the Option, then Landlord hereby leases to Tenant that portion of certain space **on the roof/in the steeple** of and within the building (the "Building") located on the Property sufficient for placement of the Antenna Facilities (as defined below), together with all necessary space and easements for access and utilities, as generally described and depicted in the attached Exhibit B (collectively referred to hereinafter as the "Premises"). The Premises, located at \_\_\_\_\_, comprises approximately \_\_\_\_\_ square feet. Notwithstanding anything contained herein to the contrary, the Premises, as defined, shall include, but not be limited to, the following: cable runs and associated cable trays from the base transceiver station(s) (also referred to as the BTS) and the installation of power, telephone and other utility service cables, but such items shall not be included in the calculation for the square footage comprising the Premises.

2. Term. The initial term of this Lease shall be five (5) years commencing on the date of exercise of the Option (the "Commencement Date"), and terminating at midnight on the last day of the initial term (the "Initial Term").

3. Renewal. Tenant shall have the right to extend this Lease for five (5) additional and successive five-year terms (each a "Renewal Term") on the same terms and conditions as set forth herein. This Lease shall automatically renew for each successive Renewal Term unless Tenant notifies Landlord, in writing, of Tenant's

intention not to renew this Lease, at least thirty (30) days prior to the expiration of the Initial Term or any Renewal Term. If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease.

4. Rent.

(a) From and after the Commencement Date, Tenant shall pay Landlord or designee, as rent, \_\_\_\_\_ and no/100 dollars (\$\_\_\_\_\_) per month ("Rent"). The first payment of Rent shall be due within twenty (20) days following the Commencement Date and shall be prorated based on the days remaining in the month that includes the Commencement Date, and thereafter Rent will be payable monthly in advance by the fifth day of each month to Landlord at the address specified in Section 12 below. If this Lease is terminated for any reason (other than a default by Tenant) at a time other than on the last day of a month, Rent shall be prorated as of the date of termination and all prepaid Rent shall be immediately refunded to Tenant. Landlord, its successors, assigns and/or designee, if any, shall submit to Tenant any documents required by Tenant in connection with the payment of Rent, including, without limitation, an IRS Form W-9.

(b) During the Initial Term and any Renewal Terms, monthly Rent shall be increased on each annual anniversary of the Commencement Date to an amount equal to one hundred two percent (102%) of the monthly Rent in effect immediately prior to the anniversary date.

5. Permitted Use. The Premises may be used by Tenant for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities, including, without limitation, antennas, microwave dishes, equipment shelters and/or cabinets and related activities.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord or lessees or licensees of Landlord with rights in the Property prior in time to Tenant's (subject to Tenant's rights under this Lease, including, without limitation, non-interference). Similarly, Landlord shall not use, nor shall Landlord permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice.

7. Improvements; Utilities; Access.

(a) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters and/or cabinets and related cables and utility lines and a location based system, as such location based system may be required by any county, state or federal agency/department, including, without limitation, additional antenna(s), coaxial cable, base units and other associated equipment (collectively, the "Antenna Facilities"). Tenant shall have the right to alter, replace, expand, enhance and upgrade the Antenna Facilities at any time during the term of this Lease. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. Landlord acknowledges that it shall neither interfere with any aspects of construction nor attempt to direct construction personnel as to the location of or method of installation of the Antenna Facilities and the Easements (as defined below). The Antenna Facilities shall remain the exclusive property of Tenant



and shall not be considered fixtures. Tenant shall have the right to remove the Antenna Facilities at any time during and upon the expiration or termination of this Lease.

(b) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities, including, without limitation, the construction of a fence.

(c) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located on the Property in commercially reasonable condition and repair during the term of this Lease, normal wear and tear and casualty excepted. Upon termination or expiration of this Lease, the Premises shall be returned to Landlord in good, usable condition, normal wear and tear and casualty excepted.

(d) Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Property (including, but not limited to, the installation of emergency power generators). Landlord agrees to use reasonable efforts in assisting Tenant to acquire necessary utility service. Tenant shall, wherever practicable, install separate meters for utilities used on the Property by Tenant. In the event separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use, at the rate charged by the servicing utility. Landlord shall diligently correct any variation, interruption or failure of utility service. Tenant shall have the right to install necessary conduit and sleeving from the roof to the point of connection within the Building.

(e) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant easements on, under and across the Property for ingress, egress, utilities and access (including access for the purposes described in Section 1) to the Premises adequate to install and maintain utilities, including, but not limited to, the installation of power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the Initial Term of this Lease and any Renewal Term (collectively, the "Easements"). The Easements provided hereunder shall have the same term as this Lease.

(f) Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises at all times during the Initial Term of this Lease and any Renewal Term, at no charge to Tenant.

(g) Landlord shall maintain and repair all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow vehicular and pedestrian access at all times, at its sole expense, except for any damage to such roadways caused by Tenant.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon thirty (30) days' written notice by Landlord if Tenant fails to cure a default for payment of amounts due under this Lease within such thirty (30) day period;

(b) immediately upon written notice by Tenant if Tenant notifies Landlord of any unacceptable results of any Tests prior to Tenant's installation of the Antenna Facilities on the Premises, or if Tenant does not obtain, maintain, or otherwise forfeits or cancels any license (including, without limitation, an FCC license), permit or any Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business;

(c) upon thirty (30) days' written notice by Tenant if Tenant determines that the Property, the Building or the Antenna Facilities are inappropriate or unnecessary for Tenant's operations for economic or technological reasons;

(d) immediately upon written notice by Tenant if the Premises, the Building or the Antenna Facilities are destroyed or damaged so as in Tenant's reasonable judgment to substantially and adversely affect the

effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then all Rent shall abate until the Premises, the Building and/or the Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction; or

(e) at the time title to the Property transfers to a condemning authority pursuant to a taking of all or a portion of the Property sufficient in Tenant's determination to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the exercise of the power shall be treated as a taking by condemnation.

9. Default and Right to Cure. Notwithstanding anything contained herein to the contrary and without waiving any other rights granted to it at law or in equity, each party shall have the right, but not the obligation, to terminate this Lease on written notice pursuant to Section 12 hereof, to take effect immediately, if the other party fails to perform any covenant or commits a material breach of this Lease and fails to diligently pursue a cure thereof to its completion after thirty (30) days' written notice specifying such failure of performance or default.

10. Taxes. Landlord shall pay when due all real property taxes for the Property, including the Premises. In the event that Landlord fails to pay any such real property taxes or other fees and assessments, Tenant shall have the right, but not the obligation, to pay such owed amounts and deduct them from Rent amounts due under this Lease. Notwithstanding the foregoing, Tenant shall pay any personal property tax, real property tax or any other tax or fee which is directly attributable to the presence or installation of Tenant's Antenna Facilities, only for so long as this Lease remains in effect. If Landlord receives notice of any personal property or real property tax assessment against Landlord, which may affect Tenant and is directly attributable to Tenant's installation, Landlord shall provide timely notice of the assessment to Tenant sufficient to allow Tenant to consent to or challenge such assessment, whether in a Court, administrative proceeding, or other venue, on behalf of Landlord and/or Tenant. Further, Landlord shall provide to Tenant any and all documentation associated with the assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section 10. In the event real property taxes are assessed against Landlord or Tenant for the Premises or the Property, Tenant shall have the right, but not the obligation, to terminate this Lease without further liability after thirty (30) days' written notice to Landlord, provided Tenant pays any real property taxes assessed as provided herein.

11. Insurance and Subrogation and Indemnification.

(a) Tenant and Landlord each will maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars (\$1,000,000.00) per occurrence and Two Million and no/100 Dollars (\$2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master policy of liability insurance such party may maintain.

(b) Tenant and Landlord shall each maintain "all risk" or "special causes of loss" property insurance on a replacement cost basis for their respective owned real and/or personal property.

(c) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

(d) Subject to the property insurance waivers set forth in subsection 11(c), Landlord and Tenant each agree to indemnify and hold harmless the other party from and against any and all claims, damages, costs and expenses, including reasonable attorney fees, to the extent caused by or arising out of the negligent acts or

omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants and/or subtenants of the indemnifying party, or a breach of any obligation of the indemnifying party under this Lease. The indemnifying party's obligations under this section are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same.

(e) Notwithstanding anything to the contrary in this Lease, the parties hereby confirm that the provisions of this Section 11 shall survive the expiration or termination of this Lease.

(f) Tenant shall not be responsible to Landlord, or any third-party, for any claims, costs or damages (including, fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Property.

12. Notices. All notices, requests, demands and other communications shall be in writing and are effective three (3) days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by next-business-day delivery via a nationally recognized overnight courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other party.

If to Tenant, to:

T-Mobile Northeast LLC  
Attn: Property Management  
4 Sylvan Way  
Parsippany, NJ 07054

With a copy to: Attn: Legal Dept

With a copy to:

T-Mobile USA, Inc.  
Attn: PCS Lease Administrator  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006

With a copy to: Attn: Legal Dept.

If to Landlord, to:

With a copy to:

13. Quiet Enjoyment, Title and Authority. As of the Effective Date and at all times during the Initial Term and any Renewal Terms of this Lease, Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute and perform this Lease; (ii) Landlord has good and unencumbered fee title to the Property free and clear of any liens or mortgages, except those heretofore disclosed in writing to Tenant and which will not interfere with Tenant's rights to or use of the Premises; (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord; and (iv) Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

14. Environmental Laws. Landlord represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Landlord and Tenant shall not introduce or use any Hazardous Substance on the Property in violation of any applicable law. Landlord shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, all spills or other releases of any Hazardous Substance not caused solely by Tenant, that have occurred or which may occur on the Property. Each party agrees to defend, indemnify and hold harmless the other from and

against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability (collectively, "Claims") including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment (collectively, "Actions"), that relate to or arise from the indemnitor's activities on the Property. Landlord agrees to defend, indemnify and hold Tenant harmless from Claims resulting from Actions on the Property not caused by Landlord or Tenant prior to and during the Initial Term and any Renewal Term. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 14 shall survive the termination or expiration of this Lease.

15. Assignment and Subleasing.

(a) Tenant shall have the right to assign or otherwise transfer this Lease and the Easements (as defined above) granted herein upon written notice to Landlord. Upon such assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder. Tenant may sublease the Premises upon written notice to Landlord.

(b) Landlord shall have the right to assign or otherwise transfer this Lease and the Easements granted herein, upon written notice to Tenant, except that any assignment or transfer of this Lease which is separate and distinct from a transfer of Landlord's entire right, title and interest in the Property, shall require the prior written consent of Tenant which may be granted or withheld in Tenant's sole discretion. Upon Tenant's receipt of (i) an executed deed or assignment document and (ii) an IRS Form W-9 from assignee, and subject to Tenant's consent, if required, Landlord shall be relieved of all liabilities and obligations hereunder and Tenant shall look solely to the assignee for performance under this Lease and all obligations hereunder.

(c) Additionally, notwithstanding anything to the contrary above, Landlord or Tenant may, upon notice to the other, grant a security interest in this Lease (and, as regards the Tenant, in the Antenna Facilities), and may collaterally assign this Lease (and, as regards the Tenant, in the Antenna Facilities) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, Landlord or Tenant, as the case may be, shall execute such consent to leasehold financing as may reasonably be required by Secured Parties.

16. Successors and Assigns. This Lease and the Easements granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

17. Waiver of Landlord's Lien. Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Secured Parties the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Secured Party's sole discretion and without Landlord's consent.

18. Miscellaneous.

(a) The prevailing party in any litigation arising hereunder shall be entitled to reimbursement from the other party of its reasonable attorneys' fees and court costs, including appeals, if any.

(b) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements with respect to the subject matter and property covered by this Lease. Any amendments to this Lease must be in writing and executed by both parties.

(c) Landlord agrees to cooperate with Tenant in executing any documents necessary to protect Tenant's rights in or use of the Premises. A Memorandum of Lease in substantially the form attached hereto as Exhibit C may be recorded in place of this Lease by Tenant.

(d) In the event the Property is encumbered by a mortgage or deed of trust, Landlord agrees, upon request of Tenant, to obtain and furnish to Tenant a non-disturbance and attornment agreement for each such mortgage or deed of trust, in a form reasonably acceptable to Tenant.

(e) Tenant may obtain title insurance on its interest in the Premises. Landlord agrees to execute such documents as the title company may require in connection therewith.

(f) This Lease shall be construed in accordance with the laws of the state in which the Property is located, without regard to the conflicts of law principles of such state.

(g) If any term of this Lease is found to be void or invalid, the remaining terms of this Lease shall continue in full force and effect. Any questions of particular interpretation shall not be interpreted against the drafter, but rather in accordance with the fair meaning thereof. No provision of this Lease will be deemed waived by either party unless expressly waived in writing by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Lease shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision.

(h) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacities as indicated.

(i) This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

(j) All Exhibits referred to herein are incorporated herein for all purposes. The parties understand and acknowledge that Exhibits A and B may be attached to this Lease and the Memorandum of Lease, in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibits, Exhibits A and/or B, as the case may be, may be replaced by Tenant with such final, more complete exhibit(s).

(k) If either party is represented by any broker or any other leasing agent, such party is responsible for all commission fee or other payment to such agent, and agrees to indemnify and hold the other party harmless from all claims by such broker or anyone claiming through such broker.

19. Marking and Lighting Requirements. Landlord acknowledges that it, and not Tenant, shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration ("FAA") and the FCC. Landlord shall indemnify and hold Tenant harmless from any fines or other liabilities caused by Landlord's failure to comply with such requirements. Should Tenant be cited by either the FCC or FAA because the Building is not in compliance and, should Landlord fail to cure the conditions of noncompliance within the time frame allowed by the citing agency, Tenant may either terminate this Lease immediately on notice to Landlord or proceed to cure the conditions of noncompliance at Landlord's expense, which amounts may be deducted from Rent otherwise payable under this Lease.

The effective date of this Lease is the date of execution by the last party to sign (the "Effective Date").

**LANDLORD:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**TENANT: T-MOBILE NORTHEAST LLC**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Area Director  
Date: \_\_\_\_\_

**EXHIBIT A**  
**Legal Description**

**The Property is legally described as follows:**

**EXHIBIT B**

**The location of the Premises within the Property (together with access and utilities)  
is more particularly described and depicted as follows:**



**EXHIBIT C**  
**MEMORANDUM OF LEASE**

SITE NUMBER:  
SITE NAME:  
MARKET: NEW ENGLAND

**MEMORANDUM OF LEASE**

A Rooftop Lease with Option (the "Lease") by and between \_\_\_\_\_, a(n) \_\_\_\_\_ ("Landlord") and T-Mobile Northeast LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of twelve (12) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional twelve (12) month renewal ("Option Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for five (5) additional and successive five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

**LANDLORD:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**TENANT: T-MOBILE NORTHEAST LLC**

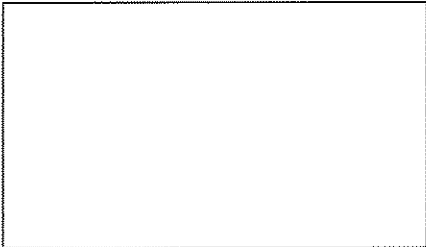
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Area Director  
Date: \_\_\_\_\_

*[Landlord Notary block for a Corporation, Partnership, or Limited Liability Company]*

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ [date] by \_\_\_\_\_  
\_\_\_\_\_ [name of signator], as \_\_\_\_\_ [title] of  
\_\_\_\_\_ [name of LL entity], a \_\_\_\_\_ [type of  
entity], on behalf of said \_\_\_\_\_ [name of entity].

Dated: \_\_\_\_\_



(Use this space for notary stamp/seal)

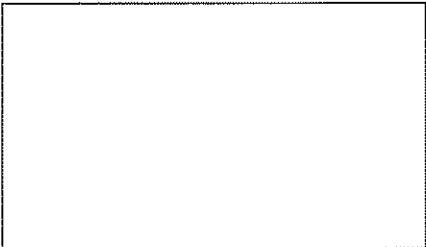
\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

*[Landlord Notary block for an Individual]*

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ [date] by \_\_\_\_\_  
\_\_\_\_\_ [name of signator].

Dated: \_\_\_\_\_



(Use this space for notary stamp/seal)

\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

[Landlord Notary block if Landlord is in Massachusetts]

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_ (name of document signer), proved to me **through satisfactory evidence of identification, which were** \_\_\_\_\_ (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

[Notary block for Tenant]

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss.  
COUNTY OF BRISTOL )

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which were *personally known to me* to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Use this space for notary stamp/seal)

**Memorandum of Lease Exhibit A**  
**Legal Description**

**The Property is legally described as follows:**