

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below, is entered into by the TOWN OF MASHPEE, a Massachusetts municipal corporation, having a mailing address care of the Mashpee Town Manager Rodney C. Collins, Chief Procurement Officer, 16 Great Neck Road North, Mashpee, MA 02649 (hereinafter referred to as "**Landlord**") and Blue Sky Towers, LLC a Delaware limited liability company d/b/a in Massachusetts as BSTMA, LLC, having an address of 352 Park Street, Suite 106, North Reading, MA 01864 (hereinafter referred to as "**Tenant**").

### BACKGROUND

Landlord owns that certain plot, parcel or tract of land, identified as 101 Red Brook Road, Mashpee, MA (Mashpee Fire Station #2), together with all rights and privileges arising in connection therewith, shown on Mashpee Assessors' Map 103 and 104, in the County of Barnstable, Commonwealth of Massachusetts (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. **LEASE OF PREMISES.** Landlord hereby leases to Tenant:

(i) Approximately Ten Thousand square feet (100'x100') of ground space for the placement of communications infrastructure plus the airspace above such those spaces (the "**Lease Area**"); and

(ii) space for any structural steel or other improvements to support Tenant's equipment (collectively, the "**Equipment Space**") including an antenna support structure as permitted according to Governmental Approvals (defined below); and

(iii) those certain areas where conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Antenna Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property (hereinafter collectively referred to as "**Connections**"). Landlord agrees that Tenant shall have the right to install Connections between Tenant's equipment in the Equipment Space and Antenna Space, and between Tenant's equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property, and any other improvements. Landlord further agrees that Tenant shall have the non-exclusive right for ingress and egress (the "**Access**") to the Premises (as hereinafter defined) seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over such portion of the Property as may be designated by the Landlord extending from the nearest public right-of-way to the Premises, together with the right to install, replace and maintain utility wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the aforementioned public right-of-way to the Premises. Notwithstanding the foregoing, Tenant, to the extent feasible, shall locate all wires, conduits and cables on existing poles extending from the roadway into Landlord's Property. The Lease Area, Equipment Space, Antenna Space, Connections, Access, and Right-of-Way are hereinafter collectively referred to as the "**Premises**."

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, I beams, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively,

the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "**Permitted Use**"). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sub-licensees, the right to use such portions of Landlord's contiguous, adjoining or surrounding property as described on **Exhibit "1"** hereto (the "**Surrounding Property**"), as may reasonably be required during construction and installation of the Communications Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the main entry point to the equipment shelter or cabinet, and to make Property improvements, alterations, upgrades or additions appropriate for Tenant's use ("**Tenant Changes**"). Tenant Changes include the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at Tenant's expense. Tenant agrees to comply with all applicable governmental laws, rules, statutes and regulations, relating to its use of the Communication Facility on the Property. Tenant has the right to modify, supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility within the Premises at any time during the term of this Agreement. Tenant will be allowed to make such alterations to the Property in order to accomplish Tenant's Changes or to insure that Tenant's Communication Facility complies with all applicable federal, state or local laws, rules or regulations. In the event Tenant desires to modify or upgrade the Communication Facility, and Tenant requires an additional portion of the Property (the "**Additional Premises**") for such modification or upgrade, Landlord agrees to lease to Tenant the Additional Premises, upon the same terms and conditions set forth herein. Landlord agrees to take such actions and enter into and deliver to Tenant such documents as Tenant reasonably requests in order to effect and memorialize the lease of the Additional Premises to Tenant.

### 3. TERM.

(a) The initial lease term will be five (5) years ("**Initial Term**"), commencing on the Effective Date, defined as (i) the latter of the signature dates below or (ii) the last day of the Term of the Tenant's existing lease (if any) of the Premises, whichever is later. The Initial Term will terminate on the fifth (5<sup>th</sup>) anniversary of the Effective Date.

(b) This Agreement will automatically renew for three (3) additional five (5) year term(s) (each five (5) year term shall be defined as the "**Extension Term**"), upon the same terms and conditions unless the Tenant notifies the Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the existing Term.

(c) If, at least sixty (60) days prior to the end of the third (3rd) extended term, either Landlord or Tenant has not given the other written notice of its desire that the term of this Agreement end at the expiration of the third (3rd) extended term, then upon the expiration of the third (3rd) extended term this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of any such annual term. Monthly rental during such annual terms shall be equal to the rent paid for the last month of the third (3rd) extended term. If Tenant remains in possession of the Premises after the termination of this Agreement then Tenant will be deemed to be occupying the Premises on a month to month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, the Extension Term and the Holdover Term are collectively referred to as the Term ("**Term**").

4. **RENT.**

(a) Rent. Commencing on the first day of the month following the date that Tenant commences construction of the Communications Facility (the "**Rent Commencement Date**"), Tenant will pay the Landlord a monthly rental payment of Two Thousand and No/100 Dollars (\$2,000.00) ("**Rent**"), at the address set forth above, on or before the fifth (5<sup>th</sup>) day of each calendar month in advance. In partial months occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within thirty (30) days after the Rent Commencement Date. Notwithstanding anything to the contrary herein, Tenant shall have no obligation to pay Rent unless and until Tenant has received all Governmental Approvals and documents necessary to install and operate the Communications Facility. Landlord shall have no obligation to allow Tenant to use the property until Tenant has obtained all Government Approvals and documents necessary to install and operate the Communications Facility.

(b) Increases. Upon each anniversary of the Rent Commencement Date, there shall be an escalator applied to the previous year's Rent payment, equal to Two Percent (2%) of the Rent for the previous year. The increase in Rent under this Section 4(b) shall not apply to revenue due or paid under Section 4(c).

(c) Collocation Fees. Beginning with the second subtenant and each subsequent nationwide broadband subtenant, Tenant shall pay to Landlord an amount equal to Thirty-Five Percent (35%) of rent or license fees actually received by Tenant ("Collocation Fees"). Collocation Fees shall be payable to Landlord within thirty (30) days of Tenant's receipt of rent or license fees from each such nationwide broadband subtenant. Calculation of Collocation Fees shall not include any payments made by subtenants or sublicensees to Tenant which are not rent or license fees, or are reimbursements including but not limited to capital contributions, Collocation Fee reimbursements, pass-through costs, upgrade, repair or replacement costs, testing or evaluation costs. Collocation Fee payments shall cease in the event that subtenant leases expire, terminate or payments are otherwise suspended for any reason. Collocation Fee payments shall not be due to Landlord for the first nationwide broadband subtenant, or for any government, non-profit, or other tenants not delivering broadband services including Landlord. If at any time during the Term, the first tenant terminates or vacates the Premises, Tenant shall have the right to designate a new first tenant for which no Collocation Fees shall be due.

(d) Capital Contribution. Tenant shall pay to Landlord a one-time payment of One Hundred Thousand and no/Dollars (\$100,000.00) as a capital contribution [for Landlord's development, equipment and construction costs associated with installation of Landlord's communications equipment upon Tenant's Communications Facility]. The capital contribution shall be due and payable following Tenant's receipt of all Governmental Approvals (defined below), including Cape Cod Commission, completion of construction of the Communications Facility, issuance of the Certificate of Occupancy, and within thirty (30) days of the Tenant's first subtenant installation going "on-air."

(e) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly rent which is due and payable without a requirement that it be billed by Landlord. The provisions of the foregoing sentence shall survive the termination or expiration of this Agreement.

5. APPROVALS.

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises for Tenant's Permitted Use and Tenant's ability to obtain and maintain all governmental licenses, permits, approvals (including SHPO, FAA, FCC, NEPA, and other items as applicable), inspections, utility easements (and Landlord signature for same), rent payment instructions, completed forms, completed applications, or other documents or relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals. In addition, Tenant shall have the right to initiate the ordering and/or scheduling of necessary utilities.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of Tenant's choice. In the event Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory, Tenant will have the right to terminate this Agreement upon thirty (30) days' notice to Landlord.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if the Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Paragraph 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines in its sole discretion that the cost of obtaining or retaining the same is commercially unreasonable;

(c) by Tenant upon written notice to Landlord for any reason, at any time prior to commencement of construction by Tenant; or

(d) by Landlord upon written notice to Tenant for any reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any one or more of Paragraphs 5(b), 6(a) 6(b), 6(c), 8, 11(d), 18, 19 or 23(j) of this Agreement.

7. **INSURANCE.** Tenant will carry during the Term, at its own cost and expense, the following insurance: (i) "All Risk" property insurance for its property's replacement cost; (ii) commercial general liability insurance with a minimum limit of liability of Two Million Five Hundred Thousand Dollars \$2,500,000 combined single limit for bodily injury or death/property damage arising out of any one occurrence; and (iii) Workers' Compensation Insurance as required by law. The coverage afforded by Tenant's commercial general liability insurance shall apply to Landlord as an additional insured, but only with respect to Landlord's liability arising out of its interest in the Property. Tenant shall add the Town as an Additional Insured Party on its General Liability Policy. The insurance afforded to Additional Insureds shall apply as primary insurance and not contribute to any other available insurance.

8. **INTERFERENCE.**

(a) Where there are existing radio frequency user(s) on the Property, the Landlord will provide Tenant with a list of all existing radio frequency user(s) on the Property to allow Tenant to evaluate the potential for interference.

(b) Tenant warrants that its use of the Premises will not interfere with existing radio frequency user(s) on the Property so disclosed by Landlord, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(c) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party for the use of the Property, if such use may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(d) Landlord will not use, nor will Landlord permit its employees, tenants, licensees, invitees or agents to use, any portion of the Property in any way which interferes with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period then the parties acknowledge that Tenant will suffer irreparable injury, and therefore, Tenant will have the right, in addition to any other rights that it may have at law or in equity for Landlord's breach of this Agreement, to elect to enjoin such interference or to terminate this Agreement upon notice to Landlord.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord or its employees or agents, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) Notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages.

**10. WARRANTIES.**

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents and warrants that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license and solely owns the structure; (ii) the Property is not encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Tenant is not in default then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on the Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord will provide promptly to Tenant a mutually agreeable Subordination, Non-Disturbance and Attornment Agreement.

**11. ENVIRONMENTAL.**

(a) Landlord represents and warrants that the Property is free of hazardous substances as of the date of this Agreement, and, to the best of Landlord's knowledge, the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene condition or other matters as may now or at any time hereafter be in effect, that are now or were related to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is related to (i) the indemnifying party's failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or matters as may now or hereafter be in effect, or (ii) any environmental or industrial hygiene conditions that arise out of or are in any way related to the condition of the Property and activities conducted by the party thereon, unless the environmental conditions are caused by the other party.

(c) The indemnifications of this Paragraph 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Paragraph 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental or industrial hygiene condition or matter relating to the Property that, in Tenant's sole

determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of government action, intervention or third-party liability, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate the Agreement upon thirty (30) days' notice to Landlord.

12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. Landlord grants to Tenant an easement for such access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. In the event any public utility is unable to use the access or easement provided to Tenant then the Landlord agrees to grant additional access or an easement either to Tenant or to the public utility, for the benefit of Tenant, at no cost to Tenant.

13. **REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of the Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of the Tenant and may be removed by Tenant at any time during the Term. Within one hundred twenty (120) days of the termination of this Agreement, Tenant will remove all of Tenant's above-ground improvements and Tenant will, to the extent reasonable, restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Tenant be required to remove from the Premises or the Property any structural steel or any foundations or underground utilities.

14. **MAINTENANCE/UTILITIES.**

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and any access granted hereby thereto, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hour per day, seven (7) day per week. If there is any electrical power interruption for an extended period of time, in Tenant's reasonable determination, the Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will fully cooperate with any utility company requesting an easement over, under and across the Property in order for the utility company to provide service to the Tenant. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord. In the event of a casualty or interruption of operation of the Communications Facility, the Landlord shall consent to and support the issuance of all necessary permits for the placement on the Property, at no extra cost to the Tenant, of a temporary "cell-on-wheels" or similar system to enable the Tenant to maintain uninterrupted wireless coverage during any such repair or maintenance period.

**15. DEFAULT AND RIGHT TO CURE.**

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after receipt of written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after receipt of written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) failure to provide access to the Premises or to cure an interference problem within twenty-four (24) hours after receipt of written notice of such default; or (ii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after receipt of written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have the right to exercise any and all rights available to it under law and equity, including the right to abate rent, cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant.

**16. ASSIGNMENT/SUBLEASE.** Tenant and Landlord shall enter into a separate sub-license agreement for Landlord's equipment uses at the Premises. Tenant shall have the right to assign this Agreement and its rights herein, in whole or in part, without Landlord's express written consent to lenders, buyers or investors. Landlord acknowledges that Tenant is in the business of subleasing all or portions of the Premises to Customers pursuant to separately negotiated subleases entered into between Tenant and a Customer. Tenant may enter into any sublease, sublicense or other agreement with prospective sublessees, sublicensees, and other third-party users (herein, "Customers") of the Premises without the consent of Landlord at any time following execution of this Lease, including the period prior to the Commencement Date. Any agreement entered into by Tenant is and shall be assigned as collateral for Tenant's lender immediately upon execution thereof.

**17. NOTICES.** All notices, requests, demands and communications 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. Notices will be addressed to the parties as follows:

If to Tenant: Blue Sky Towers, LLC  
352 Park Street, Suite 106  
North Reading, MA 01864  
Attn: Legal/ MA-5112

With a copy to: Blue Sky Towers, LLC  
86 West Street  
Chagrin Falls, Ohio 44022  
Attn.: Jim Rech/MA-5112



If to Landlord: Rodney C. Collins, Town Manager/Chief Procurement Officer  
Town Hall  
16 Great Neck Road North  
Mashpee, MA 02649

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.

In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord will send the below documents to Tenant. In the event Tenant does not receive such appropriate documents, Tenant shall not be responsible for any failure to pay the current landlord.

- a. Old deed to Property
- b. New deed to Property
- c. Bill of Sale or Transfer
- d. Copy of current Tax Bill
- e. New W-9
- f. New Payment Direction Form
- g. Full contact information for new Landlord including all phone numbers

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses, provided that any award to Tenant will not diminish Landlord's recovery. Tenant will be entitled to reimbursement for any prepaid Rent on a pro rata basis.

19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty affecting the Property within forty-eight (48) hours of the casualty. If any part of the Communication Facility or Property is damaged by fire or other casualty so as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to the Landlord, which termination will be effective as of the date of such damage or destruction. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a pro rata basis. If notice of termination is given, or if Landlord or Tenant undertake to rebuild the Communications Facility, Landlord agrees to use its reasonable efforts to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until such time as Tenant is able to activate a replacement transmission facility at another location or the reconstruction of the Communication Facility is completed.

20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law, and Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent provided the Tenant restores the land to its previous condition.

21. **TAXES.** Landlord shall be responsible for payment of all ad valorem taxes levied upon the lands, improvements and other property of Landlord. Tenant shall be responsible for all taxes levied upon Tenant's leasehold improvements (including Tenant's equipment building and tower) on the Premises. Landlord shall provide Tenant with copies of all assessment notices on or including the Premises immediately upon receipt, but in no event later than thirty (30) days after receipt by Landlord. If Landlord fails to provide such notice within such time frame, Landlord shall be responsible for all increases in taxes for the year covered by the assessment. Tenant shall have the right to contest, in good faith, the validity or the amount of any tax or assessment levied against the Premises by such appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate in the institution and prosecution of any such proceedings and will execute any documents required therefore. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant.

22. **SALE OF PROPERTY/RIGHT OF FIRST REFUSAL.**

(a) If Landlord, at any time during the Term of this Agreement, decides to sell, subdivide or rezone any of the Premises, all or any part of the Property or Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such sale, subdivision or rezoning shall be subject to this Agreement and Tenant's rights hereunder. Landlord agrees not to sell, lease or use any areas of the Property or Surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion, any such testing to be at the expense of Landlord or Landlord's prospective purchaser, and not Tenant. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment. Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the Surrounding Property for non-wireless communication use. In the event the Property is transferred, the new landlord shall have a duty at the time of such transfer to provide Tenant with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in Rent to the new landlord. The provisions of this Paragraph 22 shall in no way limit or impair the obligations of Landlord under Paragraph 8 above.

(b) If at any time after the Effective Date, Landlord receives a bona fide written offer from a third party seeking an assignment of the rental stream associated with this Agreement ("Purchase Offer"), Landlord shall immediately furnish Tenant with a copy of the Purchase Offer, together with a representation that the Purchase Offer is valid, genuine and true in all respects. Tenant shall have the right within thirty (30) days after it receives such copy and representation to match the Purchase Offer and agree in writing to match the terms of the Purchase Offer. Such writing shall be in the form of a contract substantially similar to the Purchase Offer. If Tenant chooses not to exercise this right of first refusal or fails to provide written notice to Landlord within the thirty (30) day period, Landlord may assign the rental stream pursuant to the Purchase Offer, subject to the terms of this Agreement (including without limitation the terms of this Paragraph 22), to the person or entity that made the Purchase Offer provided that (i) the assignment is on the same terms contained in the Purchase Offer and (ii) the assignment occurs within ninety (90) days of Tenant's receipt of a copy of the Purchase Offer. If such third party modifies the Purchase Offer or the assignment does not occur within such ninety (90) day period, Landlord shall re-offer to Tenant, pursuant to the procedure set forth in this Subparagraph 22(b), the assignment on the terms set forth in the Purchase Offer, as amended. The right of first refusal hereunder shall (i) survive any transfer of all or any part of the Property or assignment of all or any part of the Agreement; (ii) bind and inure to the benefit of, Landlord

and Tenant and their respective heirs, successors and assigns; (iii) run with the land; and (iv) terminate upon the expiration or earlier termination or this Agreement.

23. **MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Landlord and an authorized agent of the Tenant. No provision may be waived except in a writing signed by both parties.

(b) **Memorandum/Short Form Lease.** Either party will, at any time upon fifteen (15) business day's prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease. Either party may record this Memorandum or Short Form of Lease at any time, in its absolute discretion.

(c) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(d) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement.

(e) **Governing Law.** This Agreement will be governed by the laws of the Commonwealth of Massachusetts, without regard to conflicts of law.

(f) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of the Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; and (vi) reference to a default will take into consideration any applicable notice, grace and cure periods and (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement.

(g) **Estoppel.** Either party will, at any time upon twenty (20) business days prior written notice from the other, execute, acknowledge and deliver to the other a statement in writing (i) certifying that this Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying this Agreement, as so modified, is in full force and effect) and the date to which the Rent and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to such party's knowledge, any uncured defaults on the part of the other party hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrance of the Premises. The requested party's failure to deliver such a statement within such time will be conclusively relied upon by the requesting party that (i) this Agreement is in full force and effect, without modification except as may be properly represented by the requesting party, (ii) there are no uncured defaults in either party's performance, and (iii) no more than one month's Rent has been paid in advance.

(h) **W-9.** Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant.

(i) **No Electronic Signatures/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant.

(j) **Severability.** If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein. However, if the invalid, illegal or unenforceable provision materially affects this Agreement then the Agreement may be terminated by either party on ten (10) business day's prior written notice to the other party hereto.

(k) **Counterparts.** This Agreement may be executed in two (2) or more counterparts, all of which shall be considered on and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. It being understood that all parties need not sign the same counterpart.

**[SIGNATURES APPEAR ON THE NEXT PAGE]**

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

TOWN OF MASHPEE

By: 

Print Name: Rodney C. Collins

Its: Town Manager/Chief Procurement Officer

Date: October 13, 2017

LANDLORD ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS

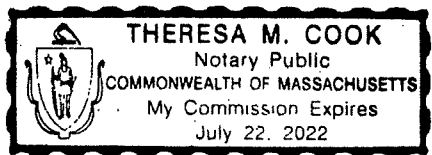
COUNTY OF Barnstable

On the 13<sup>th</sup> day of October, 2017, before me personally appeared Rodney C. Collins, proved to me through satisfactory evidence of identification, which was: examination of personally known to me, to be the person whose name is signed on the preceding document, and acknowledged under oath that he is the Town Manager and Chief Procurement Officer of the Town of Mashpee, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



Notary Public: Theresa M. Cook

My Commission Expires: July 22, 2022



"TENANT"

Blue Sky Towers, LLC d/b/a in Massachusetts as BSTMA, LLC

By: [Signature]

Print Name: Jim Rech

Its: President

Date: October 27, 2017

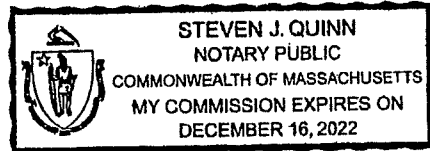
BST LEGAL APPROVED

TENANT ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On the 27 day of October, 2017, before me personally appeared Jim Rech, proved to me through satisfactory evidence of identification, which was: examination of personally known to me, to be the person whose name is signed on the preceding document, and acknowledged under oath that he is the President of Blue Sky Towers, LLC d/b/a in Massachusetts as BSTMA, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



[Signature]

## **EXHIBIT 1**

### **DESCRIPTION OF PREMISES**

The Premises are described and/or depicted as follows:

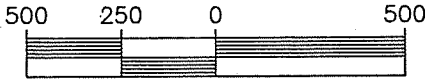
#### **Notes:**

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.



**PLOT PLAN**

SCALE: 1"=500'



- (E) - EXISTING
- (P) - PROPOSED
- (F) - FUTURE

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hadley, MA 01035 (413)320-4918

**LEASE EXHIBIT**

SITE NAME: MASHPEE FIRE STATION, #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

SHEET: LE-1



(P) CLEARING LIMITS, TYP.

(P) 20' WIDE ACCESS AND UTILITY EASEMENT TO PUBLIC R.O.W.

(P) FENCED COMPOUND AND MONOPOLE WITHIN 100'x100' LEASE AREA, SEE LE-3

(E) FIRE STATION

(P) 10' WIDE UTILITY EASEMENT TO PUBLIC R.O.W., COORDINATE ROUTE WITH LANDOWNER & UTILITY PURVEYOR



# SITE PLAN

SCALE: 1"=80'



(E) - EXISTING  
(P) - PROPOSED  
(F) - FUTURE

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hadley, MA 01035 (413)320-4918

## LEASE EXHIBIT

SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



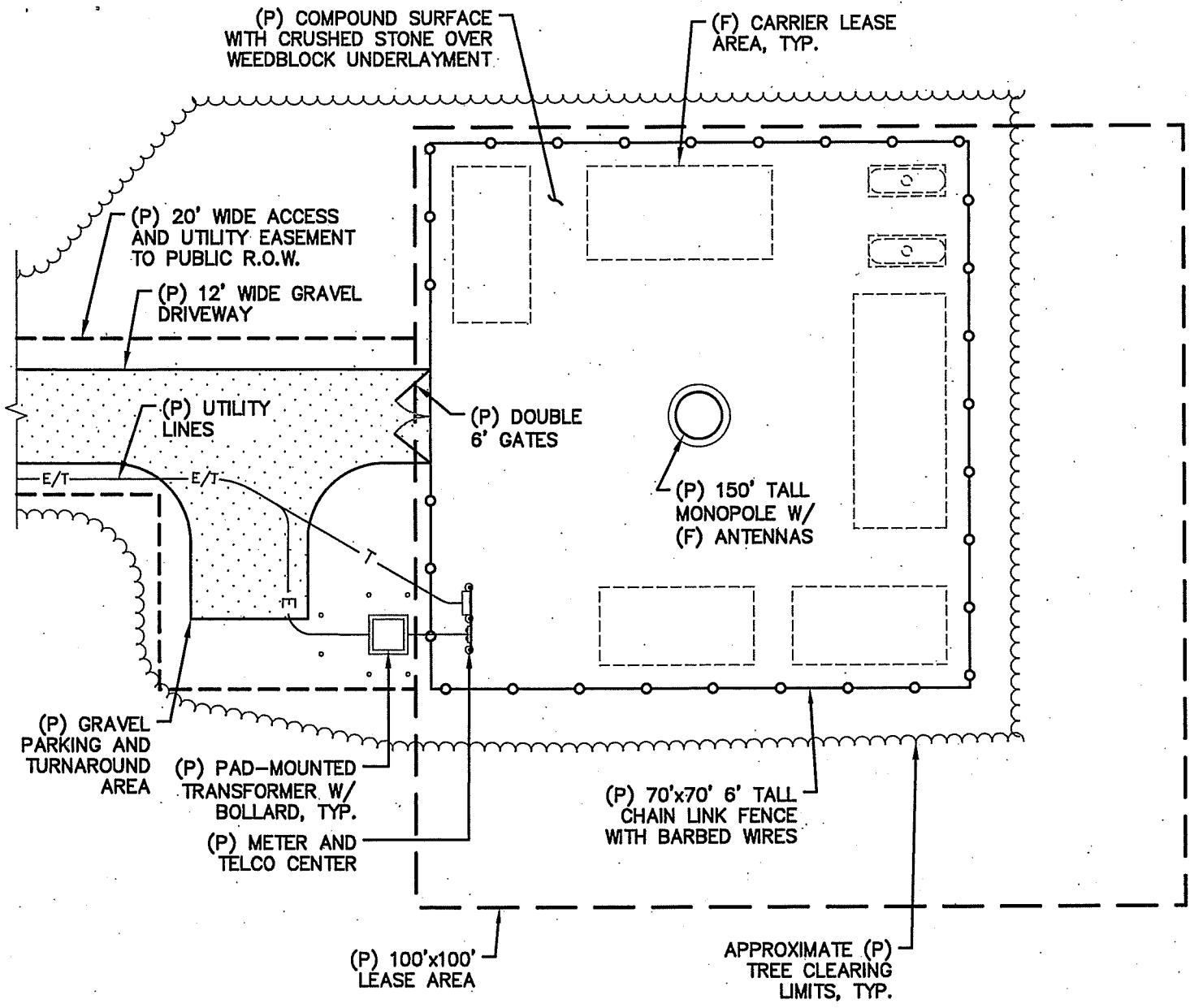
352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

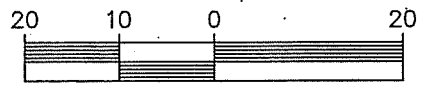
SHEET: LE-2



# COMPOUND PLAN

SCALE: 1"=20'

- (E) - EXISTING
- (P) - PROPOSED
- (F) - FUTURE



**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hadley, MA 01035 (413)320-4918

## LEASE EXHIBIT

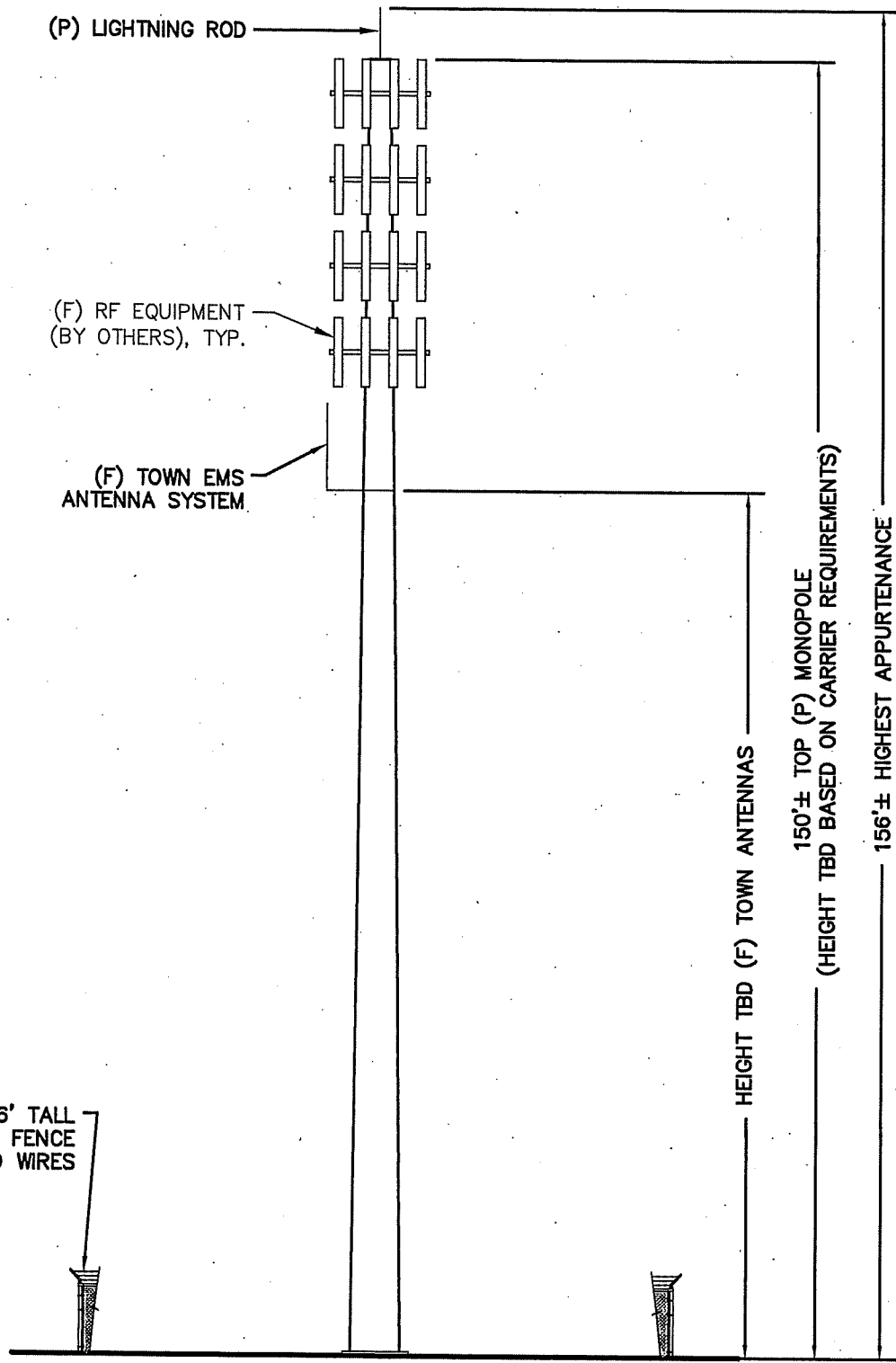
SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



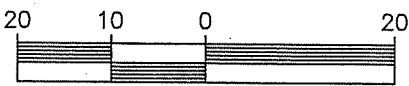
352 Park Street  
Suite 106  
North Reading, MA 01864

DATE:	9/27/17
REVISION:	2
JOB NO.:	17-034
SHEET:	LE-3



**ELEVATION**

SCALE: 1"=20'



- (E) - EXISTING
- (P) - PROPOSED
- (F) - FUTURE

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hadley, MA 01035 (413)320-4918

**LEASE EXHIBIT**

SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



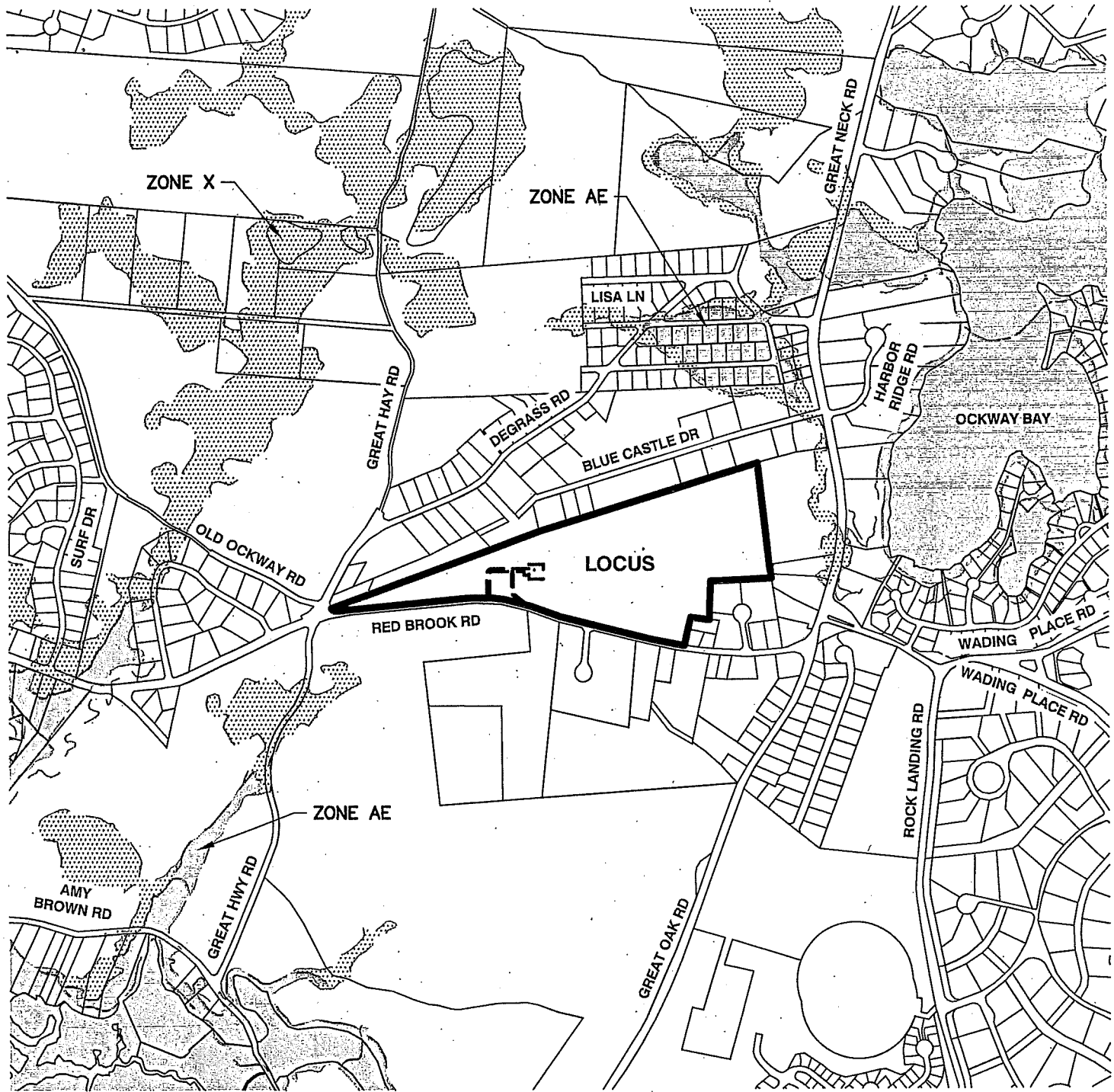
352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

SHEET: LE-4



**LEGEND**

ZONE X

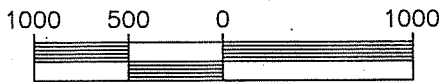


ZONE AE



**FEMA FLOODPLAIN PLAN**

SCALE: 1"=1000'



**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A; Suite 200  
Hadley, MA 01035  
(413)320-4918

**LEASE EXHIBIT**

SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

SHEET: LE-5



**LEGEND**

DEP WETLANDS



**WETLANDS PLAN**

SCALE: 1"=1000'

1000 500 0 1000



**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A; Suite 200  
Hadley, MA 01035 (413)320-4918

**LEASE EXHIBIT**

SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD.  
MASHPEE, MA 02649



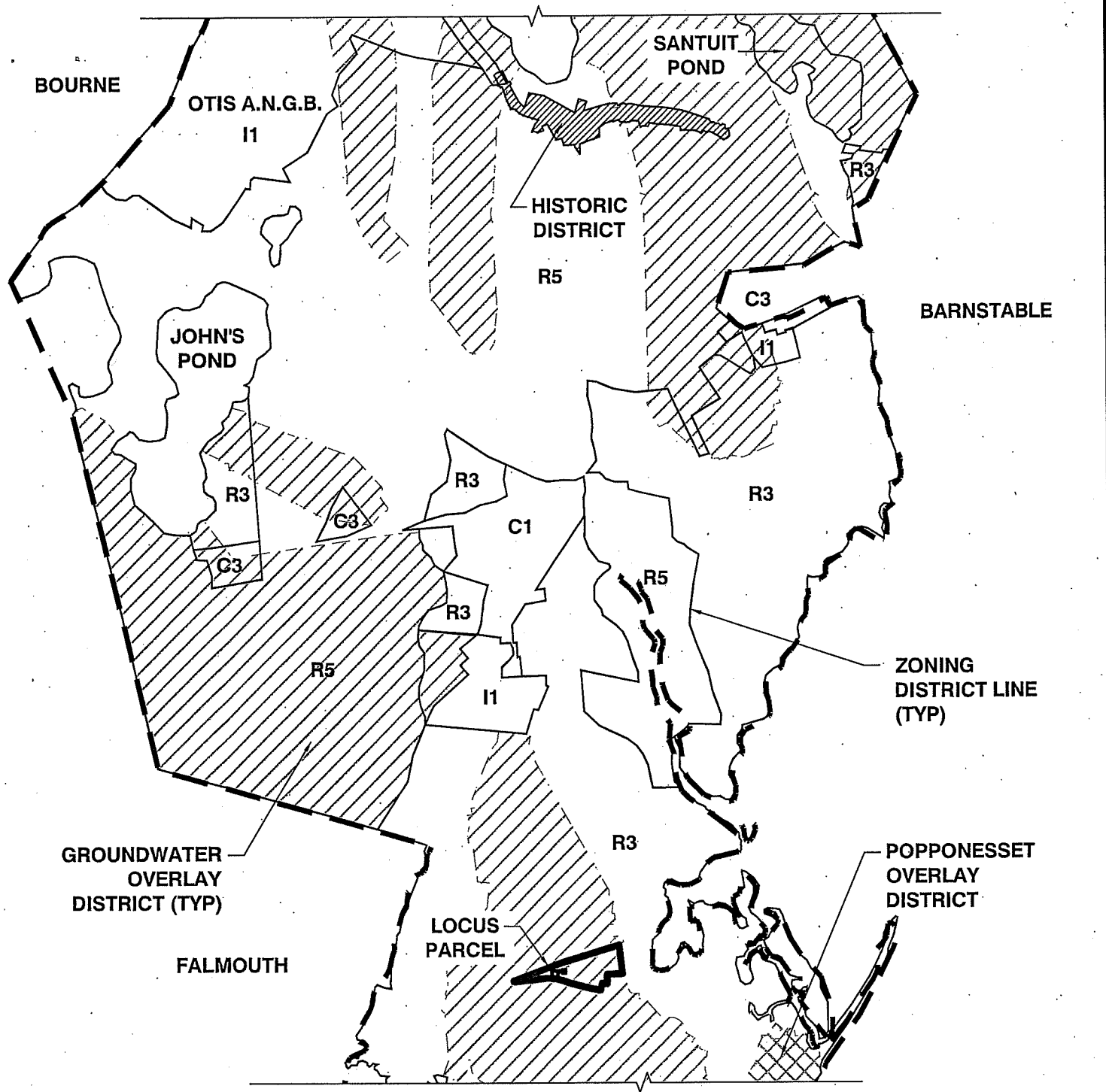
352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

SHEET: LE-6



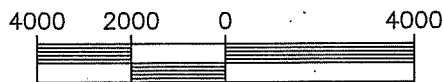
ZONING DISTRICTS

- C1: COMMERCIAL 1
- C2: COMMERCIAL 2
- C3: COMMERCIAL 3
- I1: INDUSTRIAL 1
- R3: RESIDENTIAL 3
- R5: RESIDENTIAL 5



**ZONING DISTRICT PLAN**

SCALE: 1"=4000'



OVERLAY DISTRICTS

- GROUNDWATER OVERLAY DISTRICT
- POPPONESSET OVERLAY DISTRICT
- HISTORIC DISTRICT

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hadley, MA 01035 (413)320-4918

**LEASE EXHIBIT**

SITE NAME: MASHPEE FIRE STATION #2

ADDRESS: 101 RED BROOK ROAD  
MASHPEE, MA 02649



352 Park Street  
Suite 106  
North Reading, MA 01864

DATE: 9/27/17

REVISION: 2

JOB NO.: 17-034

SHEET: LE-7

**APPENDIX "A" – STANDARD FORMS**

**CERTIFICATE OF CORPORATION**

The following information is furnished by the proposer for the information of the awarding authority.

**IF A CORPORATION**

State in which incorporated - Delaware

President – James Rech

Chief Executive Officer - Thomas Remillard

~~Treasurer~~

~~Secretary~~

If a foreign (of the State) corporation are you registered to do business in Massachusetts? Yes  No

If you are selected for this work, you are required under M.G.L. c.38D, to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, MA, a certificate stating that your corporation is registered; and furnish said certificate to the awarding authority prior to award.

**NOT A CORPORATION**

If a Partnership:

Name	Address	Town	State
------	---------	------	-------

---

---

If an Individual:

Name	Address	Town	State
------	---------	------	-------

---

---

If an Individual doing business under a firm name:

Name of individual	Address	Town	State
--------------------	---------	------	-------

---

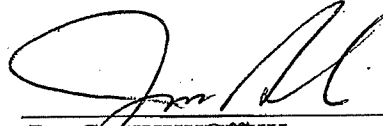
---

**ATTESTATION CLAUSE**

Pursuant to M.G.L. c.62, s.49A, I certify under penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

35 - 2496566

\_\_\_\_\_  
Social Security Number or  
Federal Identification Number



By: ~~CORPORATE OFFICER~~  
James Rech, President

---

**CERTIFICATE OF NON-COLLUSION**

The undersigned certified under penalties of perjury that this bid, or proposal, has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the work "person" shall mean any natural person, business, partnership and corporation, union, committee, or other organization, entity or group of individuals.



By: ~~CORPORATE OFFICER~~ ~~OR~~ ~~BY~~ ~~THE~~ ~~APPLICABLE~~  
James Rech, President



**DISCLOSURE STATEMENT**  
**ACQUISITION OR DISPOSITION OF REAL PROPERTY**

For acquisition or disposition of Real Property by Blue Sky Towers, LLC the undersigned does hereby state, for the purposes of disclosure pursuant to Massachusetts General Laws, Chapter 7C, Section 38, of a transaction relating to real property as follows:

- (1) **REAL PROPERTY DESCRIPTION:** A portion of LESSOR's property located at:  
101 Red Blook Road, Mashpee, Massachusetts and further known as a 28 Acre Parcel on Assessor's Map 103 and 104, Tax I.D. Number: 104-0002-0000.
- (2) **TYPE OF TRANSACTION:**

(3) ~~BUYER~~ **LESSOR:** TOWN OF MASHPEE

(4) ~~BUYER~~ **LESSEE:** BLUE SKY TOWERS, LLC, d/b/a in Massachusetts as BSTMA, LLC


(5) Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above:

NAME: BLUE SKY TOWERS, LLC, d/b/a in Massachusetts as BSTMA, LLC

RESIDENCE: 158 Main Street, Suite 2, Norfolk, MA 02056

- (6) None of the above mentioned persons is an employee of the Division of Capital Asset Management or an official elected to public office in the Commonwealth except as listed below.
- (7) This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity. The undersigned acknowledges that any changes or additions to items 3 and 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management and Maintenance within thirty (30) days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

**Signature:**   
**Printed Name:** James Rech  
**Title:** President

**Date:** 11/7/2017