

LICENSE AGREEMENT
Between the City of Madison and T-Mobile
For the Placement of Communication Facilities at 910 S. High Point Road

THIS OPTION AND LICENSE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by City of Madison, a Wisconsin municipal corporation having a mailing address of City of Madison, Economic Development Division, Office of Real Estate Services P.O. BOX 2983 Madison WI 53701-2983 (“**Licensor**”) and T-Mobile Central LLC, Delaware limited liability company, having a mailing address of 12920 SE 38th Street, Bellevue, WA 98006 (“**Licensee**”).

BACKGROUND

WHEREAS, Licensor owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at 910 S. High Point Road, Madison, WI 53719, (collectively, the “**Property**”).

WHEREAS, Licensor owns a self-supporting water tower on the Property (“**Tower**”).

WHEREAS, Licensor desires to grant to Licensee the right to use a portion of the Property and certain space on the Tower in accordance with this Agreement.

NOW, THEREFORE, the parties hereby agree as follows:

1. **PRIOR LICENSE.** Licensor entered into a license agreement with Licensee’s predecessor-in-interest Sprint Spectrum L.P. (“**Sprint**”) pursuant to that certain License dated March 19, 1998 (“**Prior License**”). The Prior License expired on February 28, 2018 and Sprint and its successor-in-interest, Licensee, continued to operate on a month to month basis at the Tower under the terms of the Prior License with Licensor’s consent. Licensor and Licensee acknowledge and agree that the Prior License shall terminate effective as of 11:59:59 pm on the day immediately prior to the Commencement Date of this Agreement (“**Prior License Termination Date**”) as if such date were originally stated to be the termination date of the Prior License and shall thereafter be replaced in its entirety by this Agreement. The termination of the Prior License shall be effective without further documentation. Any license fee payments received by Licensor pursuant to the Prior License for periods following the Prior License Termination Date will be applied as a credit against the Rent due and owing pursuant to this License.

2. **LICENSE.** This Agreement shall be effective on the Effective Date of this Agreement whereby Licensor grants to the Licensee, and Licensee hereby accepts, the right to use the Premises for the placement of a Communication Facility, as defined in Section 3 below (the “**License**”). Licensor’s exercise of its rights under this License shall be on the terms and conditions set forth in this Agreement.

3. **PERMITTED USE.**

(a) Subject to the special conditions contained in Exhibit 3 (intentionally omitted), and only after the Term Commencement Date, as defined below in Section 4, Licensee may continue to use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the “**Communication Facility**”), as well as the right to test, survey and review title on the Property; Licensee further, upon prior notice to Licensor 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, (collectively, the “**Permitted Use**”). If **Exhibit 2** (intentionally omitted) includes drawings of the most recent installation

of the Communication Facility, Licensor's execution of this Agreement will signify Licensor's approval of **Exhibit 2**.

(b) Prior to contacting Licensor, Licensee shall consult Licensor's agent, Terabonne, LLC, for any engineering, design, leasing and easement matters at info@terabonne.net. For any operational or access matters, Licensee shall contact City Operations at 608-266-4768.

(c) Licensee 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 Property's main entry point to the equipment shelter or cabinet, install warning signs to make individuals aware of risks and install any other control measures reasonably required by Licensee's safety procedures or applicable law.

(d) In the event Licensee desires to modify or upgrade the Communication Facility or disturb the ground outside the Premises, Licensee shall first obtain Licensor's consent, not to be unreasonably withheld, conditioned or delayed. Licensee installations that require a structural analysis shall require the stamp approval of a structural engineer licensed in the State of Wisconsin and Licensor's consent, which shall not be unreasonably withheld, conditioned or delayed, it being understood that Licensor reserves the right to review Licensee's engineering plans prior to such consent. Nothing in this Agreement grants Licensee the right to load the Tower up to 100% structural capacity. In the event the Licensor requires the expertise of a third-party engineer/consultant to review the installation of the Communication Facility, or any future modifications to the Licensee's Communication Facility on the Tower and/or Shelter, the Licensee shall be required to reimburse Licensor reasonable actual costs incurred by Licensor as a result of hiring said engineer/consultant, not to exceed Five Thousand and 00/100 Dollars (\$5,000) per review. Licensor shall provide sufficient supporting documentation and detailed invoices evidencing such reasonable actual costs to Licensee within Sixty (60) days of the date on which such costs were incurred, in order for Licensor to be entitled to such reimbursement. Such third-party review shall include, but not be limited to, the following: the review of plans and specifications; review of structural, interference, and other reports; and on-site inspections and meetings. All fees and invoices must be paid within Forty-Five (45) days after Licensor sends the Licensee an invoice for the same together with reasonable supporting documentation evidencing such fees as set forth herein.

(e) In the event Licensor consents to Licensee's modification, within Thirty (30) days following any modification to the Communication Facility, the Licensee shall provide the Licensor with an as-built construction drawings showing the actual location of the Communication Facility installed on the Premises, and of all installations and accessories on the Tower. Said drawings shall be accompanied by a complete and detailed inventory of all equipment installed on the Property. All antennas, radios, brackets, attachments, cables and equipment, not in use, shall be removed from the Tower and updated in all current structural drawings.

(f) Licensee shall have the right to park vehicles only within the Premises or designated access easement areas, as depicted in Exhibit 2 (intentionally omitted).

(g) Licensee agrees to join and maintain membership in Diggers Hotline and secure and maintain the services of a competent locating service. That membership in Diggers Hotline and contracting of a locating service shall be continuous and uninterrupted throughout the term of this Agreement.

(h) In the event Licensee desires, after the initial construction period or after any future upgrade or modification projects, to bring onto the Property "**Heavy Equipment**" which is defined as any vehicle with more than Two (2) axles, or any trailers, or any vehicle and equipment designed to extend above 6 feet, such as bucket trucks, scaffolds, or cranes that pose risks to people, traffic or property below, Licensee shall first notify Licensor and shall pay Licensor a fee of Five Hundred Dollars (\$500.00) for each day any Heavy Equipment is on the Property.

(i) Licensor shall not be liable for any damage within the Premises except to the extent caused by the gross negligence or willful misconduct of the Licensor.

4. TERM.

(a) The initial license term will be Five (5) years (the "**Initial Term**"), commencing on the Effective Date (the "**Term Commencement Date**"). The Initial Term will terminate on the end of the Fifth (5th) anniversary of the Term Commencement Date.

(b) This License will automatically renew for Five (5) additional Five (5) year term(s) (each additional Five (5) year term shall be defined as an “**Extension Term**”), upon the same terms and conditions set forth herein unless Licensee notifies Licensor in writing of Licensee’s intention not to renew this License at least ninety (90) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) If Licensee remains in possession of the Premises after the termination of this License, then Licensee 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, provided the Rent during the Holdover Term shall be equal to One Hundred Fifty percent (150%) of the Rent at termination or expiration of the License.

(d) The Initial Term, any Extension Terms, and any Holdover Term are collectively referred to as the “**Term**.”

5. RENT.

(a) Commencing on the first day of the month following the Effective Date (the “**Rent Commencement Date**”), Licensee will pay Licensor on or before the Fifth (5th) day of each calendar month in advance, Three Thousand Seven Hundred Fifty Dollars (\$3,750.00) (the “**Rent**”), at the address set forth to the following payees:

- a) Eighty-Five percent (85%) of all payments shall be made to the City Treasurer, referenced to Real Estate Project No. 4118, and sent to Economic Development Division, Office of Real Estate Services P.O. BOX 2983 Madison WI 53701-2983, their respective heirs and assigns.
- b) Fifteen percent (15%) of all payment shall be sent to Bella Ranch, LLC., 30 North Gould Street, Suite R, Sheridan, WY 82801 or its heirs and assigns;

Nothing herein shall be deemed to imply that Bella Ranch has any rights as Licensor or otherwise under this Agreement, or that any changes to the Agreement must be approved by Bella Ranch (except for changes to the payment due to Bella Ranch, as expressly set forth in this Section 5(a)). Neither the Rent payees nor their respective percentage shares listed above may be changed without the prior written approval of both payees. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Licensee to Licensor within Sixty (60) days after the Rent Commencement Date.

(b) On the first anniversary of the Commencement Date, and on each anniversary of the Commencement Date thereafter for the duration of the Term, Rent will increase by Four (4%) over the Rent payable during the immediately preceding year.

(c) All charges payable under this Agreement such as utilities and taxes directly attributable to Licensee’s use of the Premises shall be billed by Licensor. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Licensor. Any charges payable under this Agreement other than Rent shall be billed by Licensor to Licensee within twelve (12) months from the date the charges were incurred or due; otherwise the charges shall be deemed time-barred and forever waived and released by Licensor. The provisions of this subsection shall survive the termination or expiration of this Agreement.

(d) A License Fee Schedule showing the Rents due from the Initial Term through the Extension Terms is attached as Exhibit 4 (intentionally omitted) for the use and reference by the parties.

6. APPROVALS.

(a) Licensor agrees that Licensee’s ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Licensee’s ability to obtain and maintain all Government Approvals. Licensor authorizes Licensee to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Licensee with such applications and with obtaining and maintaining the Government Approvals.

(b) Licensee 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 its choice.

(c) Licensee may also perform and obtain, at Licensee'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 Licensee's use of the Premises will be compatible with Licensee's engineering specifications, system, design, operations or Government Approvals.

(d) Licensors consent shall be required for all zoning plans and construction drawings prior to submittal for governmental approvals, including any subsequent changes to survey drawings, and any drawings affecting changes to access and utility easements, zoning drawings, and construction drawings, which consent shall not be unreasonably withheld, delayed, or conditioned.

7. 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 Section 16 of this Agreement after the applicable cure periods;

(b) by Licensee upon written notice to Licensors, if Licensee 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 Licensee; or if Licensee determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Licensee, upon written notice to Licensors, if Licensee determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

8. INSURANCE. The Licensee shall carry commercial general liability insurance per ISO form CG 00 01 or its substantial equivalent covering as insured the Licensee and including the Licensors and Terabonne Inc, their officers, officials, agents, employees as additional insureds by endorsement as respects this License, with a limit of Two Million Dollars (\$2,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate. This policy shall also provide contractual liability coverage in the same amount and apply on a primary and noncontributory basis. Licensee shall provide the Licensors Thirty (30) days advance written notice of cancellation or non-renewal of the policy unless replaced during the term of this License. As evidence of this coverage, the Licensee shall furnish the Licensors with a certificate of insurance on an ACORD form, and if requested by the City Risk Manager, the Licensee shall also provide copies of additional insured endorsements or policy. If the coverage required above expires while this License is in effect, the Licensee shall provide a renewal certificate to the Licensors for approval. Notwithstanding the foregoing, the Licensee shall be entitled to self-insure all or part of the foregoing insurance coverages. However, if the Licensee self-insures and ceases to self-insure to the standards required above or is unable to provide continuing evidence of financial ability to self-insure to these standards, the Licensee shall promptly obtain the commercial general liability insurance required above. Furthermore, the Licensee shall provide the Licensors with defense and self-insurance coverage on a primary and non-contributory basis, as if the Licensors were an additional insured under the Licensee's insurance policies.

9. INTERFERENCE.

(a) The Licensee's installation, operation, and maintenance of the Communication Facility shall not damage or interfere in any way the Licensors's Tower operations or related repair and maintenance activities or with such activities of other licensees on the Property. The Licensee agrees to cease all such actions which materially interfere with the Licensors's use of the Tower immediately upon actual notice of such interference, provided however, in such case, the Licensee shall have the right to terminate the License. Licensors, at all times during this License, reserves the right to take any action it deems necessary, in its sole discretion to repair, maintain, alter or improve the Property, excluding the Communication Facility, in connection with Tower operations as may be necessary, including licensing part of the Tower and/or the Property to others, subject to the terms hereof. Except in cases of emergency, Licensors will endeavor to provide the Licensee with written notice in advance of any scheduled repair, maintenance, alteration or improvement of the Property. The Licensee agrees to reimburse the Licensors for any additional repair,

maintenance, alteration or improvement costs which the Licenser incurs as a direct result of the Licensee's Communication Facility being located on the Tower. Licenser must notify Licensee of such repairs and Licensee shall have sixty (60) days to correct on its own. Licenser shall attempt to minimize, at no additional expense to the Licenser, any disturbance to the Licensee's operations during such repairs, maintenance, alterations or improvements. Should Licenser's activities interfere with the Licensee's operation, Licenser shall, if feasible, allow the Licensee to install temporary facilities, at Licensee's sole cost, at an agreed upon location on the Property until such activities are completed.

(b) Licenser does not guarantee to the Licensee subsequent noninterference with the Licensee's communications operations, provided, however, that in the event any other party except a governmental unit, office or agency requests a license and/or permission to place any type of additional antenna or transmission facility on the Tower, the following procedures shall govern to determine whether such antenna or transmission facility will interfere with the Licensee's transmission operations:

If the Licenser receives any such request, the Licenser shall submit a proposal complete with all technical specifications reasonably requested by the Licensee to the Licensee for review for noninterference; however, the Licenser shall not be required to provide the Licensee with any specifications or information claimed to be of a proprietary nature by the third party. The third party shall be responsible for the reasonable cost of preparing the technical specifications for its proposed transmission facility. The Licensee shall have Thirty (30) days following receipt of said proposal to make any objections thereto, and failure to make any objection within said Thirty (30) day period shall be deemed consent by the Licensee to the installation of antennas or transmission facilities pursuant to said proposal. If the Licensee gives notice of objection due to interference during such Thirty (30) day period and the Licensee's objections are verified by the Licenser to be valid, then the Licenser shall not approve such proposal unless the third party modifies the proposal in a manner determined, in the Licenser's reasonable judgment, to adequately reduce the interference. In that case, the Licenser may approve the proposal.

Licenser shall not cause or permit the construction of communications towers or structures on the Premises or Property that interfere with Licensee's Permitted Use.

(c) In the event of electronic interference, Licenser shall reasonably cooperate with Licensee's technical team to identify the source of the interference and determine the method to cease the electronic interference.

(d)

(e) The Licensee's use and operation of the Communication Facility shall not interfere with the use and operation of other communication facilities on the Property which pre-existed the Communication Facility. If the Communication Facility causes interference, Licensee shall take all measures reasonably necessary to promptly correct and eliminate the interference. If the interference cannot be eliminated within Five (5) days after the Licensee has actual notice of this interference, the Licensee shall immediately cease operating its Communication Facility until the interference has been eliminated (except for periodic testing pursuant to FCC regulations and generally accepted industry standards). If the interference cannot be eliminated within Thirty (30) days, the Licensee shall have the right to terminate this Agreement. If the interference cannot be eliminated within One Hundred Twenty (120) days, the Licenser may revoke this Agreement.

(f) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility. This Agreement does not grant Licensee the exclusive right to operate telecommunications facility on the Property and the Parties acknowledge that the Licenser will continue to use the Tower and shall have the right to lease or grant other licenses to one or more entities on the Tower, provided that any such subsequent use, lease, or license shall not interfere with the Licensee's rights under this Agreement as provided in this Section 9.

10. INDEMNIFICATION. The Licensee shall be liable to and agrees to indemnify, defend and hold harmless the Licenser and Terabonne Inc, and their officers, officials, agents, and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Licenser or its officers, officials, agents or employees for damages because of

bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Licensee and/or its officers, officials, agents, employees, assigns, guests, invitees, or subcontractors, in the performance of this Agreement, whether caused by or contributed to by the negligent acts of the Licenser, its officers, officials, agents, or employees. This paragraph shall survive termination and assignment or transfer of this Agreement.

11. WARRANTIES.

(a) Each of Licensee and Licenser (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Licenser represents, warrants and agrees that: (i) Licenser solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) to the best of the Licenser's knowledge, the Property is not encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases or any other agreements which would adversely affect Licensee's Permitted Use and enjoyment of the Premises; Licenser grants to Licensee sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Licenser; (iv) Licenser'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 Licenser; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then Licenser will make reasonable efforts to provide promptly to Licensee a mutually agreeable subordination, non-disturbance and attornment agreement executed by Licenser and the holder of such security interest.

(c) Licenser makes no representations or warranties as to the suitability of the Premises for Communication Facilities, or as to the condition of the Premises. By accepting this License, Licensee accepts the Premises as suitable for the purposes for which it is licensed. Licensee also accepts the Premises and every part thereof in an as-is condition, with all defects, except for latent defects.

12. ENVIRONMENTAL.

(a) Licenser represents and warrants, except as may be identified in **Exhibit 3** (intentionally omitted) attached to this Agreement, (i) to the best of Licenser's knowledge and without Licenser's inspection, the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) to the best of Licenser's knowledge and without Licenser's inspection, the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Licenser and Licensee agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Licensee represents and warrants that its use of the Property will not generate any hazardous substance, and it will not store or dispose on the Property nor transport to or over the Property any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Licensee further agrees to hold the Licenser harmless from and indemnify the Licenser against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the Licenser, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

13. ACCESS.

(a) At all times throughout the Term of this Agreement, Licensee, Licensee and its employees, agents, and subcontractors shall have pedestrian and vehicular access (“**Access**”) to and over the Licensor’s 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. Licensee may access the Premises during ordinary business hours of 8:00 AM – 5:00 PM, Monday through Friday, excepting government holidays therefrom, for regular maintenance and repairs, by first providing notice to Licensor at 608-266-4768 provided, however, in the event of a bona fide emergency where service outage is involved, which shall be deemed to include any outage or failure of the Communication Facility, Licensee shall have Twenty Four (24) hours per day, Seven (7) days per week emergency Access to the Premises by providing Licensor reasonable notice of any such emergency access as soon as reasonably practicable in light of the emergency circumstance, by contacting Licensor at 608-266-4768.

(b) Any additional keys required for such access shall be paid for by Licensee at Five Hundred Dollars (\$500) each. If special gates/locks are required to provide Licensee with full daily access, then Licensee shall pay for the cost of that installation and maintenance. As may be described more fully in **Exhibit 2** (intentionally omitted), Licensor grants to Licensee an easement for such Access and Licensor agrees to provide to Licensee such codes, keys and other instruments necessary for such Access to Licensee.

(c) Licensee must accept road conditions in their current and future states. Licensor does not warrant road conditions fit for any particular use or purposes and has no obligations to maintain any roads for Licensee. Notwithstanding the foregoing, Licensee shall be responsible for the cost of damage only to the extent such damage is caused by Licensee. Together with the invoice, Licensor shall provide Licensee with evidence documenting to what extent the damage was caused by Licensee’s use.

(d) Licensee shall have the right to park vehicles only within the Premises or designated areas.

(e) At all times during which the Licensee has access to the Premises, the Licensee will take all reasonable steps to ensure that all enclosures, gates, ladders and any other access ways to the Premises are properly secured when not in use in order to prevent unauthorized access to the Premises. The Licensee shall be assessed a penalty of Two Thousand Dollars (\$2,000.00) for each instance of non-compliance with the requirements of this Subparagraph, payable within Thirty (30) days after Licensee’s receipt of notice and invoice from the Licensor; and, in the event that curing such violation requires the Licensee to access the Premises, the Licensor shall grant the Licensee such access as soon as reasonably possible after providing notice of such violation.

(f) If Licensee elects to utilize an Unmanned Aircraft System (“UAS”) in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at a Property, Licensor hereby grants Licensee, or any UAS operator acting on Licensee’s behalf, express permission to fly over the applicable Property and Premises, but not take off nor land the UAS on the Property or Premises, and consents to the use of audio and video navigation and recording of the Premises in connection with the use of the UAS.

(g) Licensor acknowledges that in the event Licensee cannot obtain Access to the Premises, Licensee may incur damages. If Licensor fails to provide the Access granted by this Section 13, such failure shall be a default under this Agreement. Notwithstanding Access granted by this Section 13, Licensor, in its sole discretion, reserves the right to deny access during high fire hazard or other hazardous conditions without incurring damages, except in the case of an emergency, in which case, Licensee shall have Access as provided herein.

14. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Licensee will be and remain Licensee’s personal property and, at Licensee’s option, may be removed by Licensee at any time during or after the Term, except for utilities installed by the utility company, including power meters. Licensor covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Licensee will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Licensor that all improvements of every kind and nature constructed, erected or placed by Licensee on the Premises will be and remain the property of Licensee and may be removed by Licensee at any time during or after the Term. Within One

Hundred Twenty (120) days after the latter of the end of the Term and cessation of Licensee's operations at the Premises, Licensee shall remove its Communications Facility, including all footings and foundations to three feet below grade, and Licensee will restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Licensee's control excepted. Licensee will repair any damage to the Property resulting from Licensee's removal activities. Licensee shall continue to pay Rent during the 120-day removal period in an amount that is the same as that which was paid for the month immediately prior to expiration or termination. Any portions of the Communication Facility that Licensee does not remove within such 120-day period shall be deemed abandoned and owned by Licensor, upon written notice to Licensee. Thereafter, Licensor may remove all Licensee's Communications Facility and restore the Premises to its original condition, wear and tear and underground utilities excepted. Licensor shall invoice Licensee for Licensor's actual out of pocket costs incurred in such removal, plus fifteen percent (15%), to be paid to Licensor within Forty Five (45) days of Licensee receipt of an invoice therefor. Notwithstanding the foregoing, Licensee will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Licensee be required to remove from the Premises or the Property any underground utilities. Licensee shall continue to pay Rent until the Communication Facility is removed in accordance with this Section 14. All rights to access and utility easements, of record and not of record, shall cease and be considered terminated at the expiration or termination of this Agreement and any portions of the Communication Facility that remain within such access or utility easements or rights of way shall be deemed abandoned and owned by the Licensor in accordance with the terms of this Section 14.

15. MAINTENANCE/UTILITIES.

(a) Licensee will keep and maintain the Premises in good condition, free of any debris, reasonable wear and tear and damage from the elements excepted and in a presentable condition consistent with good business practice and in a manner consistent with the preservation and protection of the general appearance and value of other premises in the immediate vicinity. Maintenance responsibilities include, but shall not be limited to, any required paving, general repairs, removal of garbage and debris, snow removal, landscape and upkeep when accessing the site for its own use only. Licensor has no obligations to maintain road conditions or warrants their fit for any particular uses or purposes. Licensee must accept road conditions in as-is conditions. Licensee shall not use the Premises for storage, including but not limited to the storage of equipment or hardware, except the temporary and orderly placement of items in conjunction with maintenance, repair or construction activities.

(b) Licensee will have the right to install utilities, at Licensee's expense, and to improve present utilities on the Property and the Premises. Licensor shall have no obligation to provide utility services to Licensee. Existing utility infrastructure will be utilized where possible for Licensee's separate utilities. If new utility service is needed Licensor hereby grants to any service company providing utility or similar services, including electric power and telecommunications, to Licensee an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of initially constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such service companies may from time to time require in order to provide such services to the Premises, at locations and upon conditions approved in writing by Licensor. Upon Licensee's or service company's request, Licensor will execute a separate recordable easement evidencing this grant. Licensee or service company shall compensate Licensor for any actual out of pocket expenses borne by Licensor to provide the easement document. Licensee shall obtain the prior written approval of Licensor regarding any work activities outside of the Premises and within the easements. Licensee shall not interfere with Licensor's normal operations nor harm the Property.

(c) Licensee 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 Licensee on the Premises directly to the utility company

(d) Licensee, shall cooperate with Licensor's maintenance and upgrade activities. This cooperation includes but is not limited to Licensor's general property maintenance activities, construction upgrades or enhancements to the Tower as may be required from time to time with increased use of the Tower's structural capacity.

16. DEFAULT AND RIGHT TO CURE; TERMINATION.

(a) In addition to the occurrences set forth in subsections (c) and (d) below, the following will be deemed a default by Licensee and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than Thirty (30) days after written notice from Licensor of such failure to pay; or (ii) Licensee's failure to perform any other term or condition under this Agreement within Forty Five (45) days after written notice from Licensor specifying the failure. No such failure, however, will be deemed to exist if Licensee 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 Licensee. If Licensee remains in default beyond any applicable cure period, then Licensor will have the right to exercise any and all rights and remedies available to it under law and equity. Failure of Licensor to declare this License revoked upon the breach or default of the Licensee for any reason set forth in this Section 16 shall not operate to bar or destroy any right of Licensor to revoke this License for any subsequent breach or default of any term or condition of this License.

(b) The following will be deemed a default by Licensor and a breach of this Agreement: (i) Licensor's failure to provide Access to the Premises in accordance with the provisions in Section 13 within a reasonable period after written notice of such failure; (ii) Licensor's failure to assist in curing an interference problem as required by Section 9 within a reasonable period after written notice of such failure; or (iii) Licensor's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within Forty Five (45) days after written notice from Licensee specifying the failure. No such failure, however, will be deemed to exist if Licensor 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 Licensor. If Licensor remains in default beyond any applicable cure period, Licensee will have any and all other rights available to it under law and equity.

(c) The following occurrences shall constitute an act of default by the Licensee under this Agreement, and are subject to the provisions of paragraph (a) above:

1. The failure of the Licensee to make any payment due under this License at any time following the filing by the Licensee of a voluntary petition in bankruptcy.
2. The institution of proceedings in bankruptcy against the Licensee and the adjudication of the Licensee as bankrupt pursuant to such proceedings.
3. The taking by a court of competent jurisdiction of the Licensee's assets pursuant to proceedings brought under the provisions of any federal or state reorganization act.
4. The appointment of a receiver of the Licensee's assets.
5. The divestiture of the Licensee's interest herein by other operation of law, except as permitted in Section 17.
6. The Licensee's use of the Premises for an illegal purpose.

(d) In the event that the Licensee shall fail to maintain insurance as required by this License, Licensor may elect to: (a) immediately revoke this License and cause the removal of the Communication Facility installed upon the Premises at the sole expense of the Licensee; or (b) purchase or pay for any insurance coverage required by this License and charge the Licensee the cost of same as an Additional Fee. In the event of revocation under this paragraph, any License Fee that has been prepaid shall be retained by Licensor as liquidated damages.

(e) The Licensee shall have the right to give notice to terminate this License at any time during the Term of this License by giving Licensor a minimum of One (1) year's written notice of termination. In the event of termination under this paragraph, the date of termination must coincide with the last day of the then-current Term.

(f) The primary purpose of the Tower is to support Licensor's municipal water distribution and communication uses. As such, the Licensor shall have the right to terminate this License, at any time during the Term, in the event Licensor determines, in its sole and absolute discretion, that the Tower is no longer necessary for municipal water distribution uses or if the Tower no longer supports communication municipal uses. Licensor shall provide Licensee notice of such termination with no less than twelve (12) months written notice.

17. ASSIGNMENT. Licensee will have the right to assign this Agreement for the Premises and its rights herein, in whole or in part, subject to Licensor's consent, which shall not be unreasonably withheld, delayed, or conditioned. Notwithstanding the foregoing, Licensee will have the right to assign, sell or transfer its interest under this Agreement without the approval or consent of Licensor, to Licensee's Affiliate (defined below) or to any entity which acquires all or substantially all of the Licensee's assets by reason of a merger, acquisition, or other business reorganization. Upon obtaining Licensor's written consent and completing such assignment or upon completion of assignment if no such consent is required, Licensee will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment. Should Licensor, at any time during the Term, sell or transfer all or any part of the Property to a purchaser other than Licensee, such transfer shall be subject to this Agreement and Licensor shall require any such purchaser or transferee to recognize Licensee's rights under the terms of this Agreement in a written instrument signed by Licensor and the third-party transferee. Licensee shall not have the right to lease, sublease or grant licenses to the Premises.

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

If to Licensee: T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/Site No. ML83097A

If to Licensor: City of Madison
Economic Development Division
Office of Real Estate Services
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2983
Madison, WI 53701-2983

With a copy to: Terabonne, Inc.
P.O. Box 6257
Edmonds, WA 98026

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

19. CONDEMNATION.

(a) In the event the Premises or any part thereof shall be needed either permanently or temporarily for any public or quasi-public use or purpose by any authority in appropriation proceedings or by any right of eminent domain, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of this License, and the reversion and fee interests, shall belong to Licensor without any deduction therefrom for any present or future estate of the Licensee, and the Licensee hereby assigns to Licensor all of its right, title and interest to any such award. However, the Licensee shall have the right to recover from the condemning authority such compensation as may be separately awarded to the Licensee on account of interruption of the Licensee's business and for moving and relocation expenses and any other award available to Licensee that is not attributable to Licensor's title to or interest in the Property.

(b) In the event the whole of the Premises or any part thereof shall be taken or condemned so that the balance cannot be used for the same purpose and with substantially the same utility to the Licensee

as immediately prior to such taking, this License shall terminate upon delivery of possession to the condemning authority and any License Fee that has been prepaid for the period following the termination shall be prorated on a per diem basis and refunded to the Licensee unless the Licensee will receive compensation for any prepaid License Fee from the condemning authority.

(c) In the event of a taking of any portion of the Premises not resulting in a termination of this License, Licenser shall use so much of the proceeds of Licenser's award for the Premises as is required therefor to restore the Premises to a complete architectural unit, and this License shall continue in effect with respect to the balance of the Premises, with a reduction of the License Fee in proportion to the portion of the Premises taken.

(d) In the event of a condemnation of a portion of the Property, Licenser may agree to permit Licensee to place temporary transmission and reception facilities on the Property, at Licensee's sole cost, upon Licensee presentation of a construction drawing that Licenser finds reasonably acceptable, at a mutually agreed upon location but only until such time as Licensee is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Licensee undertakes to relocate the Communication Facility, as applicable, Licenser agrees to permit Licensee to place temporary transmission and reception facilities on the Property until the relocation of the Communication Facility is complete.

(e) If a condemning authority takes all of the Property, or a portion sufficient, in Licensee's sole determination, to render the Premises unsuitable for Licensee, 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, consistent with applicable law, which for Licensee will include, where applicable, the value of its Communication Facility, moving expenses and business dislocation expenses so long as Licensee's award does not diminish Licenser's award.

20. CASUALTY. Licenser will make a good faith effort provide notice to Licensee of any casualty or other harm affecting the Property within Forty-Eight (48) hours of the casualty or other harm upon discovery. If the Tower is damaged or destroyed by fire, winds, flood, lightning or other natural or manmade cause, the Licenser shall have the option to repair or replace the Tower at its sole expense or to terminate the License, without penalty, effective on the date that Licenser provides written to Licensee. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Licensee's sole determination, then Licensee may terminate this Agreement by providing written notice to Licenser, which termination will be effective as of the date Licensee provides Licenser written notice of termination pursuant to this Section. Upon such termination, Licensee will be entitled to collect all insurance proceeds payable to Licensee on account thereof. In the event that the Tower can no longer support Licensee's equipment, and the License has not been terminated by Licenser or Licensee under this Section, Licenser agrees to permit Licensee to place temporary transmission and reception facilities on the Property upon Licensee presentation of a construction drawing that Licenser finds reasonably acceptable, but only until such time as Licensee is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Licenser or Licensee undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Licenser agrees to permit Licensee to place temporary transmission and reception facilities on the Property until the reconstruction of the Premises and/or the Communication Facility is completed. Licensee agrees to restore the Property to its condition prior to the installation of the temporary transmission and reception facility within Thirty (30) days after the same is removed, reasonable wear and tear excepted. The restoration of Licenser's services shall be given the highest priority in the event that any of Licenser's services and the Licensee's telecommunication services are interrupted at the same time, unless otherwise agreed to by Licenser and the Licensee at the time of restoration.

21. WAIVER OF LICENSOR'S LIENS. Licenser 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; Licensor consents to Licensee's right to remove all or any portion of the Communication Facility from time to time in Licensee's sole discretion and without Licensor's consent.

22. TAXES.

(a) Licensor is currently a tax-exempt entity and the Property is currently not subject to real estate taxes or assessments. In the event that Licensor is required to pay to taxes, Licensee shall be responsible for and pay, before delinquency, (i) any real estate taxes and assessments attributable to and levied upon Licensee's improvements on the Premises if and as set forth in this Section 22 and (ii) all municipal, county and state or federal personal property taxes assessed against any interest of the Licensee in the Premises or assessed against the Communication Facility. Licensee shall make commercially reasonable efforts to pay taxes associated with its license improvements directly to the taxing authority without requiring Licensor to pay Licensee's share of taxes so as to avoid Licensor managing any tax payments on behalf of Licensee.

(b) If it is not possible to pay taxes directly to the taxing authority, and in the event Licensor receives a notice of assessment with respect to which taxes or assessments are imposed on Licensee's license improvements on the Premises, Licensor shall provide Licensee with copies of each such notice, then Licensee shall reimburse Licensor for the tax or assessments identified on the notice of assessment on Licensee's license improvements, which has been paid by Licensor within Thirty (30) days of receipt of such notice.

(c) For any tax amount for which Licensee is responsible under this Agreement, Licensee shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, 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 permitted by law. If the taxing authority requires Licensee to institute any legal, regulatory, or informal action in the name of the Licensor, Licensor shall reasonably cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Licensee and any refunds or rebates secured as a result of Licensee's action shall belong to Licensee, to the extent the amounts were originally paid by Licensee.

23. SALE OF PROPERTY.

(a) Licensor may sell the Property or a portion thereof to a third party, provided the sale is made subject to the terms of this Agreement.

(b) If Licensor, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property, to a purchaser other than Licensee, Licensor shall promptly notify Licensee in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Licensee's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within Ten (10) days of such transfer, Licensor or its successor shall send the documents listed below in this Section 23(b) to Licensee. Until Licensee receives all such documents, Licensee's failure to make payments under this Agreement shall not be an event of default and Licensee reserves the right to hold payments due under this Agreement.

1. Old deed to Property
2. New deed to Property
3. Bill of Sale or Transfer
4. Copy of current Tax Bill
5. New IRS Form W-9
6. Completed and Signed Licensee Payment Direction Form
7. Full contact information for new Licensor including phone number(s)

(c) The provisions of this Section 23 shall in no way limit or impair the obligations of Licensor under this Agreement, including interference and access obligations.

24. LICENSOR'S RIGHT OF ENTRY. Licensor and its representatives shall have the right to enter upon the Premises (but shall not have access to any interior space without prior notice to the Licensee or without allowing the Licensee to have its representative accompany the Licensor) at any reasonable time for the following purposes:

(a) To make any inspection it may deem expedient to the proper enforcement of any term or condition of this Agreement or in the exercise of its police powers.

(b) For the purpose of performing work related to any public improvement, provided that Licensor restore the Premises to a condition equivalent to that which existed on the date Licensor initiated the installation of the public improvement. The Licensee agrees to hold Licensor harmless for any loss of access to the Premises by the Licensee which may occur during the period of installation of the public improvement.

25. RELOCATION. Licensor shall have the right to relocate the Tower (or tank) on the Property during the Term. In the event Licensor desires to relocate the Tower (or tank) on the Property, Licensor shall provide Licensee with One Hundred Eighty (180) days written notice of such relocation along with a rendering depicting the ground equipment location and space on the Tower (or tank) that Licensee may relocate its Communications Facility at a new location on the Property. Licensee, may, at its discretion, elect to relocate its Communications Facility to the new location on the Property, at its sole cost and expense or Licensee may terminate this Agreement, upon written notice, without penalty. In the event, Licensee requires a temporary communications facility on the Property so as to avoid any network outages, Licensor shall take commercially reasonable steps to cooperate with Licensee on identifying a temporary location acceptable to both Licensor and Licensee for the placement of a temporary communications facility on the Property, so long as Licensee continues to pay Rent.

26. TOWER COOPERATION. Licensee, shall cooperate with Licensor in Licensor's efforts to maintain, repair, upgrade or enhance the Tower, at Licensee's sole cost and expense. The cooperation described in this Section 26 includes, and is not limited to, the temporary removal of equipment, antenna, cabling or brackets by Licensee.

27. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Licensor and Licensee. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **RF Emissions.** The Licensee shall be responsible for ensuring that the Communication Facility does not cause radio frequency ("RF") emissions that are in excess of the safe limits established by the FCC ("RF Standards"). Before installing or making any modifications to the Communication Facility, the Licensee shall survey the existing RF environment at the Property. By installing the Communication Facility, the Licensee shall be deemed to have represented to the Licensor that the Communication Facility shall not itself violate, or, in conjunction with other RF sources located at the Property as of the Effective Date, exceed the RF Standards. The Licensee shall provide the Licensor with safety recommendations that address the protection of those who must be on the Property due to maintenance, repair, or other activities related to the operations carried out at the Property. The Licensee shall cooperate with the Licensor in reducing RF exposure to maintenance personnel by powering down, or powering off, the Communication Facility, as necessary, during periods of maintenance at the Property. The Licensor shall provide the Licensee with as much advance notice of any such maintenance as is reasonably available.

(c) **Rights Upon Expiration, Revocation or Termination.** Upon the expiration, revocation or termination of this License for any cause, the Licensee's rights in the Premises and its obligations hereunder (except any obligations that by their nature or by their language survive termination) shall cease, and the Licensee shall immediately surrender the Premises, subject to the provisions of Section 14.

(d) **Compliance with Law.** Licensee agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Licensee's use of the Communication Facility on the

Property. Licensor agrees to comply with all Laws relating to Licensor's ownership and use of the Property and any improvements on the Property. The Licensee may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Licensee agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

(e) **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.

(f) **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. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state of Wisconsin, without regard to conflicts of law.

(h) **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 this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (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; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Licensee" shall be deemed to include any Affiliate of Licensee using the Premises for any Permitted Use or otherwise exercising the rights of Licensee pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Licensor agrees to provide Licensee 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 Licensee, including any change in Licensor's name or address.

(l) **Execution/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 Licensor and Licensee. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Further Acts.** Upon request, Licensors will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Licensee may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted use contemplated by this Agreement.

(n) **Free of Encumbrances/Liens.** The Licensee shall in no way encumber, or allow to be encumbered, the Licensors' title to the Premises. Licensee shall keep the Premises and the Property and Licensors' interest therein free from any liens arising from any work performed, materials furnished or obligations incurred by or on behalf of Licensee. Licensee indemnifies Licensors for, and agrees to defend with counsel acceptable to Licensors, and hold Licensors harmless from and against, all liability, loss, damages, costs or expenses, including but not limited to attorneys' fees, expenses and court costs incurred in connection with any such lien. Within thirty (30) days after the filing of any such lien, Licensee shall either discharge or cancel such lien of record. If Licensee desires to contest any such claim of lien, Licensee will cause such lien to be released of record by bonding off said lien or by posting adequate security with a court of competent jurisdiction as may be provided by Wisconsin law. If Licensee fails to so discharge or bond such lien within thirty (30) calendar days after written demand from Licensors, Licensors may, at its option, bond or discharge the same by paying the amount claimed to be due, and 115% of the amount so paid by Licensors, including the maximum allowable actual attorney's fees paid by Licensors under Wisconsin law to defend against such lien or procure the bonding or discharge of such lien be due and payable within 30 days upon demand by Licensee to Licensors.

(o) **Quality of Work.** Work shall be performed in a high-quality manner. The completely constructed Communication Facility shall be free of debris and no unused parts or remnants shall be stored in or around the Premises or Property. Access easements and any areas disturbed by Licensee due to construction staging, parking, and equipment storage shall be repaired and restored to their pre-construction state to Licensors' reasonable satisfaction.

(p) **As-Built.** Within 30 days after the completion of construction of the Communication Facility, Licensee shall provide Licensors with a close out package in PDF format containing construction drawings, zoning approval documents, building permits, and photo documentation of the Communication Facility at the time of construction completion as part of Licensors' permanent records for the Premises.

(q) **Non-Discrimination.** In the performance of the services under this License, the Licensee agrees not to discriminate because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Licensee further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

(r) **Accessibility.** The Premises shall conform where applicable to the accessibility provisions of the Wisconsin Administrative Code, Madison General Ordinance 39.05, the Federal Fair Housing Act as amended, and the Americans with Disabilities Act, regarding accessibility for the use of the Premises by the Licensee's employees, with all costs of compliance to be paid by the Licensee.

(s) **Subordination.** This Agreement is subordinate to rights and privileges granted by the Licensors to public and private utilities across, over or under the Premises. The Licensee shall subordinate its rights in this License, without compensation, at the request of the Licensors to provide easements and rights-of-way for all public and private utilities across or along the Premises, provided that neither such subordination nor such easements shall interfere, except temporarily during construction or temporarily pursuant to rights which accrue to such easements or rights-of-way, with the use of the Premises by the Licensee under the terms of this License.

(t) **Authorized Agent.** The Director of the City's Economic Development Division or the Director's designee is hereby designated as the official representative of the Licensors for the enforcement of all provisions of this License, with authority to administer this Agreement lawfully on behalf of the Licensors.

(u) **Conflict of Interest.** The Licensee warrants that it and its agents and employees have no public or private interest, and will not acquire directly or indirectly any such interest, which would conflict in any manner with the performance of the services under this License. The Licensee shall not

employ or contract with any person currently employed by Licensor for any services included under the provisions of this License.

(v) **Third Party Rights.** This License is intended to be solely between the parties hereto. No part of this License shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

(w) **Goodwill.** Any and all goodwill arising out of this License inures solely to the benefit of Licensor; the Licensee waives all claims to benefit of such goodwill.

(x) **Prior License Holdover.** As an inducement for Licensor to enter into this Agreement with Licensee, Licensee shall make a one-time payment of two thousand one hundred thirty-three and 00/100 dollars (\$2,133.00) within sixty (60) days of Effective Date to compensate Licensor for underpaid rent referencing from the expiration date of the Prior License.

(y) **Severability.** If any provision of this Agreement is held invalid, illegal or unenforceable by a court or agency of competent jurisdiction, (a) the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired in any way if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired; and (b) the Parties shall negotiate in good faith in an attempt to agree to another provision (instead of the provision held to be invalid, illegal or unenforceable) that is valid, legal and enforceable and carries out the Parties' intentions to the greatest lawful extent. If any such action or determination renders the overall performance of this Agreement impossible or materially impairs the original purpose, intent or consideration of this Agreement, and the Parties are, despite the good faith efforts of each, unable to amend this Agreement to retain the original purpose, intent and consideration in compliance with that court or agency determination, the provision held invalid, illegal or unenforceable shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement.

(z) **Counterparts.** This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

(aa) **Public Record.** A Memorandum of Agreement (**Exhibit 5** (intentionally omitted)) will be recorded by the Licensor at the office of the Dane County Register of Deeds upon the Term Commencement Date.

EXHIBIT 1

DESCRIPTION OF PROPERTY

Legal Description of the Property:

The Property

Lot 1 of Dane County Certified Survey Map No. 2202 recorded in Volume 8, Page 456, in the office of the Dane County Register of Deeds, located in the NW1/4 of the NW1/4, Section 35, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin.