

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") made as of the Effective Date as defined below, between **Town of Wilton**, with an address of 238 Danbury Road, Wilton, CT 06897, hereinafter designated LESSOR and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware general partnership with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **GRANT.** In accordance with this Agreement and subject to Paragraph 2, below, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned by LESSOR at property located at 180 School Road, Wilton, Connecticut (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property as shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for five (5) years beginning on the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment. The parties agree to acknowledge the Commencement Date in writing.

3. **EXTENSIONS.** This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least three (3) months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. **RENTAL.**

(a). Rental payments shall begin on the Commencement Date and be due at a total annual rental of _____ to be paid annually on the anniversary of the Commencement Date, in advance, to LESSOR at the address first written above or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 21 below. Rent will increase annually during the initial term and each renewal term effective on each anniversary date of the Commencement Date by :

LESSOR and LESSEE acknowledge and agree that rent shall accrue beginning on the Commencement Date, the initial accrued rental payment may not be delivered by LESSEE until at least 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

(b). For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE may not deliver rental payments for up to 90 days after the requested documentation has been received by LESSEE.

(c). LESSEE may sublease any portion of the Property at its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto. The term "Sublease", "Sublet", "Sublessee" and any other similar term shall apply to any situation by which LESSEE allows a third party use of the Property for co-location, whether it be by formal sublease, license or other agreement. All rights and responsibilities of LESSEE set forth in this Agreement shall be enjoyed by and binding on any Sublessee.

(d). In the event LESSEE subleases any portion of the Premises, in accordance with this Agreement, any rental paid by any Sublessee(s) shall be divided between LESSOR and LESSEE in the following manner: EE. Any Sublessee shall be instructed to pay the foregoing percentage amounts directly to LESSOR and LESSEE. LESSEE shall provide LESSOR with a certificate, signed by LESSEE indicating the total amount of rental payments, license fees, co-location fees and the like due from each Sublessee for each year of each sublease and LESSEE shall deliver to LESSOR an updated certificate each time that there is a change in the amount of the rental payments, license fees, co-location fees due under a sublease. LESSEE shall not be responsible to LESSOR for the collection or payment of rents by Sublessee to LESSOR, and LESSEE shall have no liability to LESSOR in the event of failure of payment by Sublessee. In this event: (i) LESSEE shall have no liability of any nature to LESSOR for failure to sublet all or any part of the Premises to any or all potential Sublessee(s); and (ii) at LESSOR'S request, LESSEE will provide LESSOR with a tri-party agreement to be executed by LESSEE, it's Sublessee, and LESSOR to confirm direct payment obligation from Sublessee to LESSOR and to indicate LESSOR has been notified of the sublease.

(e). Notwithstanding any other provision of this Agreement, the LESSEE shall not be required to obtain approval from the LESSOR for the Subletting of the Premises or part thereof. The LESSEE shall have the sole right to determine whether it will Sublet any portion of the Premises or whether it will sublease to any specific Sublessee.

(f). The rental provisions of this section shall not apply to any subletting for public emergency and/or safety systems purposes (i.e. police, ambulance and/or fire), that may be required or ordered by any governmental authority having jurisdiction over LESSEE or the Property. The LESSEE shall not be required to pay any amount to the LESSOR in connection with the subletting for public emergency and/or safety system purposes that may be required or ordered by any governmental authority having jurisdiction. Notwithstanding any other provision of this Agreement, the LESSEE shall not be required to obtain any approval from the LESSOR for the subletting for public emergency and/or safety system purposes.

5. **ACCESS.** LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 28).

6. **CONDITION OF PROPERTY.** LESSOR shall deliver the Premises to LESSEE in AS-IS condition. LESSEE will be responsible for reimbursing the Town for the cost of any repairs to the parking lot that are caused by equipment used by LESSEE or its contractors.

7. **IMPROVEMENTS.** The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit.

8. **GOVERNMENT APPROVALS.** LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

9. **TERMINATION.**

(a) LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) with six (6) months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vi) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion. LESSEE shall not be entitled to any refund or pro-rata adjustment of any annual rental fee paid for the year in which termination occurs.

(b) LESSOR may terminate this Agreement with thirty (30) days written notice if: (i) LESSEE has not submitted a completed application for construction of the tower site to the Connecticut Siting Council within twelve (12) months of the Effective Date, or (ii) LESSEE has not obtained final approval for construction of the tower site from the Connecticut Siting Council within eighteen (18) months of the Effective Date; provided that if LESSEE has filed such

application and followed all required procedures but has not obtained such approval through no fault or omission of LESSEE, and LESSEE is continuing to diligently and in good faith attempt to obtain such approval, the date by which LESSOR is permitted to terminate shall automatically be extended an additional six (6) months.

10. **INDEMNIFICATION.** Subject to Paragraph 11, and subject to the limitations of Connecticut law with respect to a municipality's authority to indemnify another for any claim, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against (i) any and all claims of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by the indemnified Party. Where a claim is the result of the concurrent acts of the Parties, each Party shall be liable under this Paragraph 10 to the extent of its fault or liability therefor. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this Paragraph 10. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. **INSURANCE.** The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits of \$2,000,000 for bodily injury (including death) and property damage each occurrence. The Parties agree to include the other Party as an additional insured as their interests may appear under this Agreement. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

12. **LIMITATION OF LIABILITY.** Except for indemnification pursuant to Paragraphs 10 and 24, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. **INTERFERENCE.**

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at (800) 621-2622) or to LESSOR at (203-834-6260*), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured. *Wilton Police Department

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (including footings, up to twelve inches below grade) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent in accordance with Paragraph 16. At LESSOR's request, and at no cost to LESSOR, LESSEE shall transfer to LESSOR title to any and all modular buildings, equipment sheds and electricity generators installed on the Premises. Notwithstanding anything in this Agreement to the contrary, at LESSOR's option, to be exercised by LESSOR's written notice received by the LESSEE within sixty (60) days prior to the expiration or sooner termination of this Agreement, LESSEE will leave the tower, footings, foundation and security fence on the Premises to become the property of LESSOR. To the extent that LESSOR directs LESSEE to leave any personal property on the Premises at the conclusion of LESSEE's tenancy (including buildings or other structures, utility connections, or components of the Facility which the Parties mutually agree), LESSEE agrees to execute such documents necessary to effect the transfer to LESSOR of such buildings, connections and structures, including the Facility itself, provided that all such equipment shall be transferred in "as-is, where-is" condition, with all faults, and with no ongoing obligation to repair or replace, it being understood that the transfer is to be final and absolute with no ongoing obligation or liability of any kind on the part of LESSEE to LESSOR. LESSEE shall not be liable for any loss, damage or injury resulting from the presence of any item of any kind that LESSEE is required to leave on the Property or on the Premises, and shall assume no responsibility for losses suffered by LESSOR, its agents, employees or invitees, which are occasioned by presence of such equipment or other personal property except to the extent such loss, damage or injury is caused by the negligence or willful misconduct of LESSEE.

15. HOLDOVER. If LESSEE holds over after the expiration or earlier termination of the Term, then this Agreement shall continue on a month to month basis at two hundred percent (200%) of the then existing monthly rental rate or the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

16. PUBLIC SAFETY EQUIPMENT. Subject to signing a customary license agreement reasonably acceptable to LESSEE and provided that the equipment will not cause interference in violation of Paragraph 13 hereof or necessitate structural reinforcement of the tower, LESSOR shall have the option, at LESSOR's expense, to install public safety radio equipment on the tower and to install a suitable equipment storage cabinet within the compound. LESSOR shall pay LESSEE a co-location fee of One Dollar (\$1.00) per year if LESSOR installs public safety equipment on the Premises. Installation of public safety equipment is subject to LESSEE's review and approval of LESSOR's plans, which approval shall not be unreasonably withheld or delayed.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all of the Property or a part of the Property in which the Premises is located, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

18. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's Use.

19. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

20. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 14, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Town of Wilton
238 Danbury Road
Wilton, CT 06897

Attention: First Selectman

LESSEE: Cellco Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement (as defined below) from existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

22. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 30 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice. The cure periods

set forth in this Paragraph 23 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 14 of this Agreement.

23. **REMEDIES.** In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full amount within 30 days of its receipt of an invoice setting forth the amount due, LESSEE may offset the full amount due against all fees due and owing to LESSOR under this Agreement until the full amount is fully reimbursed to LESSEE.

24. **ENVIRONMENTAL.** LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from LESSOR's violation of any applicable EH&S Laws or to the extent that LESSOR causes a release of any regulated substance to the environment. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location. Under no circumstances shall LESSEE sign any waste manifest associated with the removal, transportation and/or disposal of such substances or materials (such as soil) containing those hazardous substances, except to the extent the presence of such materials results from LESSEE's activities.

25. **CASUALTY.** If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE'S Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

26. **CONDEMNATION.** If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

27. **APPLICABLE LAWS.** During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the

Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

28. TAXES.

(a). LESSOR shall invoice, and LESSEE shall pay, any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b). LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

29. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signature page follows. The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

Town of Wilton

By: *Sybil Alford*
Town of Wilton

Date: 6/6/2022

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: *Robert Boice*
Robert Boice
Executive Director Network Field Engineering

Date: May 26, 2022

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That certain parcel or tract of land with the street address of 180 School Road, Wilton, Connecticut, more particularly described by deed recorded in the Town of Wilton Land Records at Volume 49, page 60.

See legal property description from the Warranty Deed recorded at Volume 49, Page 60 on the next page.

All that certain tract or parcel of land, with the buildings thereon standing, situated in said Town of Wilton, being in quantity sixty-five and one-half (65½) acres, more or less, and bounded Northerly by land of Jacob T. Kocher, by land of Remson Lawrence, of George Werncke, and also in part by land of George Middlebrook; Easterly by the highway known as Norwalk-Danbury Turnpike in part, in part by land of Alice L. Whitney, and in part by land of the New York, New Haven & Hartford Railroad Company; Southerly by land now or formerly of the Estate of Timothy Davenport; and Westerly by land of the Estate of said Timothy Davenport, by land of said George Middlebrook; and by land of John P. and Christina Richdale.

Said land is said to be the same as shown on a certain map entitled "Map Showing Property owned by Town of Wilton, Wilton, Connecticut", certified substantially correct by Walter K. Goodhue, Civil Engineer, July 17th, 1940, which map is to be filed in the Office of the Town Clerk of said Town of Wilton.

The Grantors also hereby convey to the Grantee any and all right, title and interest in and to the highway in front of said conveyed premises, and in and to the mill privileges and rights of flowage in any way connected with and appertaining to said premises, which were acquired by Ebenezer Gilbert from Henry E. Chi-

chester, by deed recorded in Vol. 20, page 447 of the Land Records of said Town of Wilton, and also a right of way over the common drift or path leading from highway near residence formerly of Stanton Coley to location of a former large cow stable, said right of way for the benefit of the Grantee, its servants, teams, and for vehicles to pass and repass; which rights of way were conveyed to Martin Harbo, father of the Grantors, by said Ebenezer Gilbert, by deed dated March 2nd, 1906, recorded in Vol. 24, page 128 of said Wilton Land Records.

The property hereinbefore described is conveyed, however, subject to a permit for poles granted by said Ebenezer Gilbert to the Southern New England Telephone Company, dated November 19th, 1900, recorded in Vol. 23, page 519 of the Wilton Land Records.

A small portion of the above described tract (being in quantity 0.323 acres) is located on the easterly side of said Norwalk-Danbury Turnpike.

EXHIBIT "B"
SITE PLAN OF THE PREMISES

See the next two pages, consisting of an aerial view of the Property, indicating the location where the tower will be located (indicated as "Proposed Lessee Monopole") as well as a diagram of the tower compound (Site Layout).

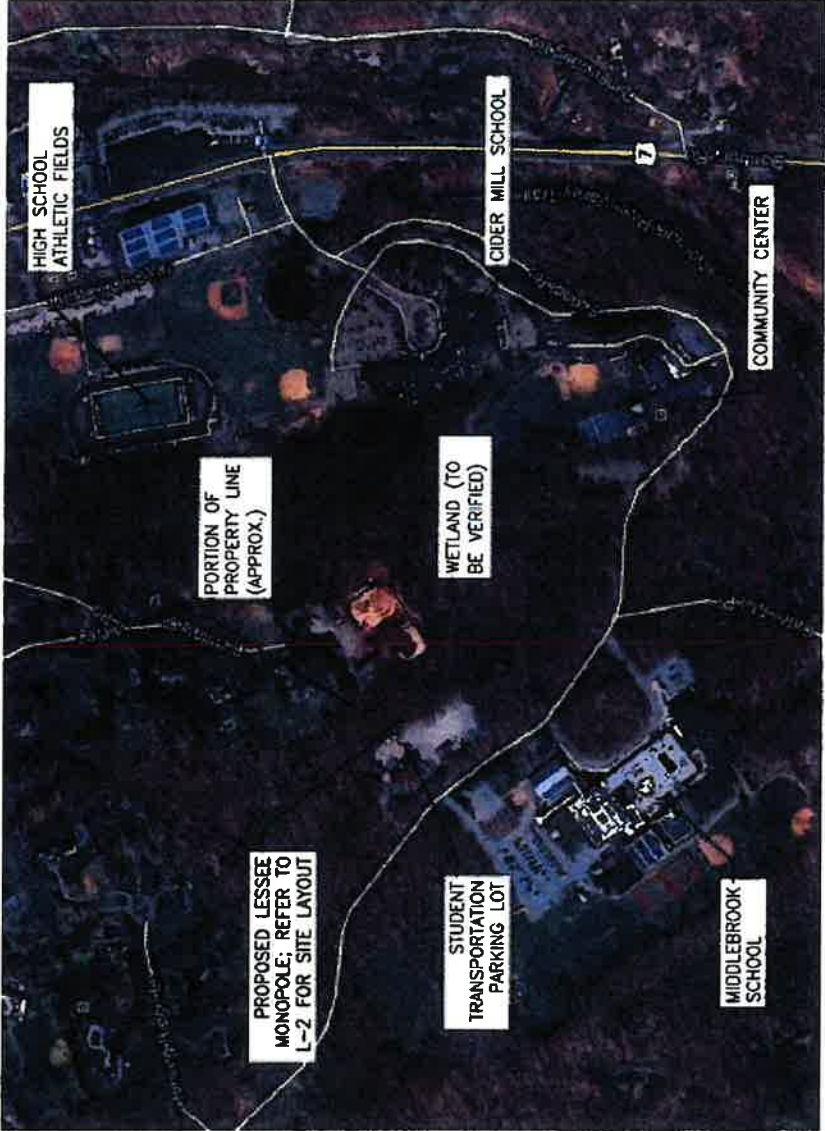
LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

NOTES:

1. PRELIMINARY LESSEE UTILITY CONNECTIONS INCLUDE (1) POWER TAPPED FROM AN EXISTING PADMOUNT TRANSFORMER LOCATED AT BUILDING; (2) TELECOMBER TO BE ROUTED UNDERGROUND IN NEW CONDUIT FROM STREET; REFER TO L-2 FOR PROPOSED LAYOUT. FINAL DESIGN & ROUTING TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.
2. DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.

TOWER LOCATION COORDINATES:
 LAT.: 41° 12' 16.05" N
 LNG.: 73° 26' 15.30" W
GROUND ELEVATION:
 360'S A.M.S.L.
 BASED ON GOOGLE EARTH



1
L-1
KEY MAP
 APPROXIMATE NORTH
 Scale: N.T.S.

<p>WIRELESS COMMUNICATIONS FACILITY</p>																																		
<p>20 ALEXANDER DRIVE WALLINGFORD, CT 06492</p>																																		
<p>On Air Engineering LLC 18 Franklin Ave. 4th Fl. Cold Spring, NY 10516 (914) 494-3624 onair@onair-engineering.com</p>																																		
<p>WEATHER STATION DATA: WIND SPEED: 10.1 MPH WIND DIRECTION: 285° WIND BURST: 13.0 MPH TEMPERATURE: 58.0° F HUMIDITY: 70%</p>																																		
<p>REGISTRATION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/24/24</td> <td>WILTON SOUTH HEIGHT</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </table>		NO.	DATE	DESCRIPTION	1	03/24/24	WILTON SOUTH HEIGHT	2			3			4			5			6			7			8			9			10		
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<p>WILTON SOUTH CT</p>																																		
<p>SITE ADDRESS: TOWN OF WILTON 180 SCHOOL ROAD WILTON, CT</p>																																		
<p>SHEET TITLE KEY MAP</p>																																		
<p>SHEET NUMBER L-1</p>																																		

FIRST AMENDMENT TO
LAND LEASE AGREEMENT

This First Amendment to Land Lease Agreement (“First Amendment”) is effective this ____ day of _____, 202__, by and between **Town of Wilton** with an address of 238 Danbury Road, Wilton, CT 08697, hereinafter designated LESSOR, and **Cellco Partnership d/b/a Verizon Wireless** with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the “Parties” or individually as the “Party”.

WHEREAS, the Parties entered into a Land Lease Agreement dated June 6, 2022 (the “Agreement”), for installation, maintenance and operation by LESSEE of a tower and associated communications equipment on LESSOR’s Property at 180 School Road, Wilton, Connecticut; and

WHEREAS, the Parties desire to change the location and configuration of the Premises.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration the receipt of which is hereby acknowledged, the Parties agree as follows, effective as of the date hereof:

1. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.
2. Exhibit B to the Agreement is hereby replaced and superseded by Exhibit B-1 attached hereto and made a part hereof. All references to Exhibit B contained in the Agreement shall hereby refer to Exhibit B-1 as modified hereby. In case of any conflict between the provisions of Exhibit B and Exhibit B-1, Exhibit B-1 shall control. The Parties acknowledge that: (i) LESSEE shall construct a Tower of monopine design, with a maximum design height of 123 feet (with LESSEE’s antennas at a centerline height of 120 feet and faux tree branches extending to a maximum height of 128 feet) and (ii) LESSEE shall install two (2) parking spaces as shown on Exhibit B-1, including design, underlayment and pavement to match existing conditions. Notwithstanding the above, the Parties acknowledge that LESSEE shall be permitted to construct a monopole Tower in lieu of the monopine design if such substitution is required for approval by the Connecticut Siting Council (“CSC”), provided the installation remains in substantial conformance with Exhibit B-1 in all other respects.
3. In case of any inconsistencies between the terms and conditions contained in this First Amendment or the Agreement, and the terms and conditions contained in this First Amendment shall control.
4. Except as modified herein, all other terms and conditions of the Agreement are hereby ratified and reaffirmed as in full force and effect.

SITE NAME: Wilton South CT
MDG ID: 5000368539

This First Amendment may be executed in one or more original counterparts and may be executed electronically.

[Signatures Appear on the Following Page]

Signature page to First Amendment of Land Lease Agreement

LESSOR:

Town of Wilton

By: _____

Name:

Title:

Date: _____

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name:

Title:

Date: _____

SITE NAME: Wilton South CT
MDG ID: 5000368539

EXHIBIT B-1

See attached Lease Exhibit prepared by On Air Engineering, LLC, 4 pages (L-1, L-2, L-3 and L-4), rev. 6 dated 03/02/2023.

verizon
WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

On Air Engineering LLC
86 Paunoy Pond Road
Cold Spring, NY 10516
onair@onairllc.com
onair@onairllc.net

FOR THIS SCALE, ALL DIMENSIONS ARE IN FEET.
SIZE PRINTED MEANS ONLY UNLESS OTHERWISE PRINTED.
SIZES ARE DRAWN "NOT TO SCALE".

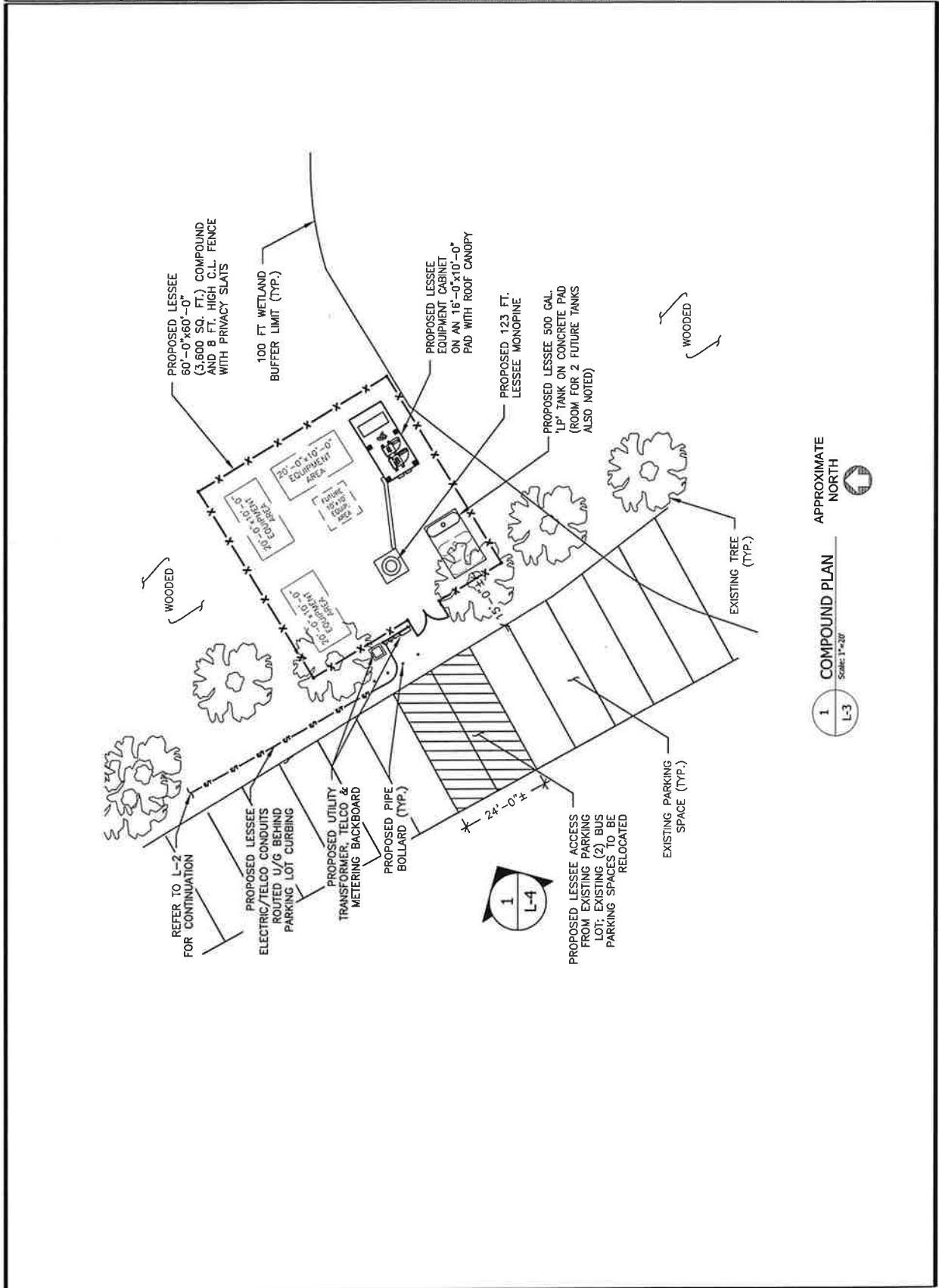
SUBMITTALS		
NO.	DATE	DESCRIPTION
1	12/08/20	REVISED TOWER HEIGHT
2	12/23/21	REVISED PER CLIENT COMMENTS
3	09/21/22	REVISED FACILITY LOCATION
4	12/27/22	REVISED FACILITY LOCATION
5	02/28/23	REVISED PER TOWN COMMENTS
6	03/02/23	REVISED TOWER TO MONOPINE

WILTON SOUTH CT

SITE ADDRESS:
TOWN OF WILTON
180 SCHOOL RD.
WILTON, CT 06897

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
L-3



1 COMPOUND PLAN
Scale: 1"=20'

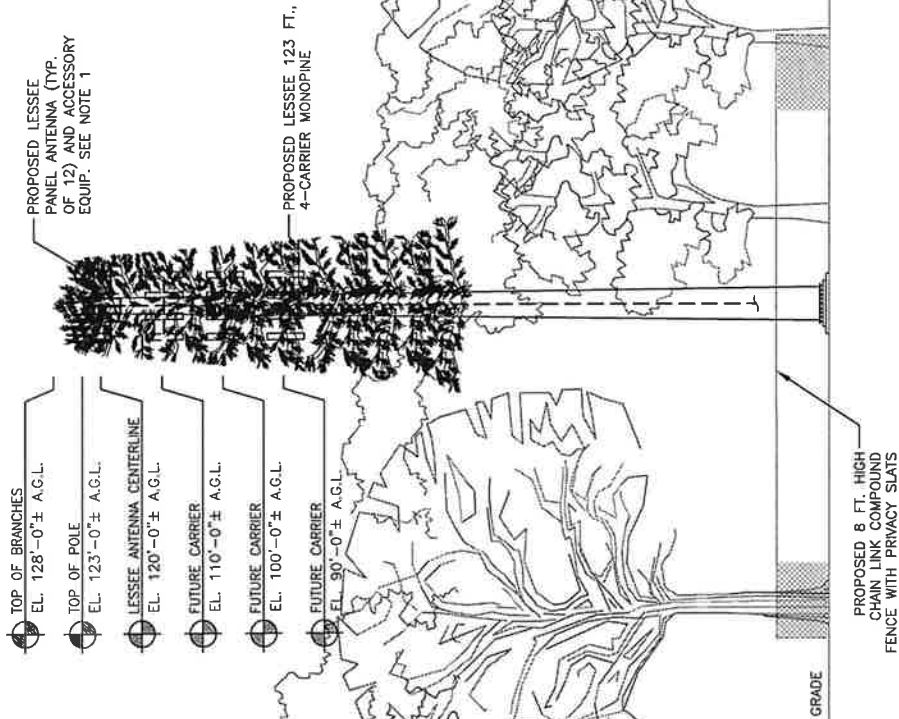
APPROXIMATE NORTH

NOTES:

1. THE PROPOSED LESSEE ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (4) PANEL ANTENNAS EACH FOR UP TO (12) PANEL ANTENNAS TOTAL AND ASSOCIATED APPURTENANCES; SUBJECT TO CHANGE AT ANY TIME.
2. DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.
3. BRANCH DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON ZONING, MANUFACTURER AND/OR OTHER REQUIREMENTS.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.



1 WEST ELEVATION
Scale: 1"=20'

L-4

verizon
WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

On Air Engineering LLC
98 Framley Pond Road
Cold Spring, NY 10516
onair@onairllc.net

PRINTED SIZES ARE INTENDED FOR 11"x17" SIZE PLOTS. OTHER SIZES MAY BE PRINTED. SIZES ARE DESIGNED "NOT TO SCALE".

SUBMITTALS	
NO.	DESCRIPTION
1	12/08/20
2	12/23/21
3	09/21/22
4	12/27/22
5	02/28/23
6	03/02/23

WILTON SOUTH CT

SITE ADDRESS:
TOWN OF WILTON
180 SCHOOL RD.
WILTON, CT 06897

SHEET TITLE:
WEST ELEVATION

SHEET NUMBER:
L-4