

After recording return to:

Optasite Towers LLC  
One Research Dr., Suite 200C  
Westborough, MA 01581  
Attn: Contracts Manager

STATE OF CONNECTICUT

HARTFORD COUNTY

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The Above Space for Recorder's Use Only

**NOTICE OF LEASE**

**THIS NOTICE OF LEASE** ("Notice") is executed this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, by and between **Alan C. Rossetto**, an individual ("LANDLORD"), whose mailing address is 36 Winter St., Lancaster, NH 03584, and **Optasite Towers LLC**, a Delaware limited liability company ("TENANT"), whose mailing address is One Research Dr., Suite 200C, Westborough, MA 01581.

**WHEREAS**, LANDLORD and TENANT executed and entered into a Lease Agreement (the "Lease") dated APRIL 27, 2007, for the purpose of installing, operating and maintaining radio communication facilities and other improvements on the Leased Property (as hereinafter defined).

**WHEREAS**, the parties wish to provide a memorandum of the lease, to supplement the description of the Leased Property (as hereinafter defined), to acknowledge TENANT's exercise of its option under the Lease and to provide for a commencement date under the Lease.

**NOW, THEREFORE**, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LANDLORD and TENANT hereby agree as follows:

**1. Lease Term.** The terms of the Lease shall be **ten (10)** years commencing on \_\_\_\_\_, 200\_\_ (the "Commencement Date"), and terminating at midnight on the **tenth (10<sup>th</sup>)** anniversary of the Commencement Date (the "Initial Term"). TENANT has the option under the terms of the Lease to extend the Lease for **four (4)** additional **ten (10)** year terms (the "Renewal Terms").

**2. Leased Property.** Subject to the terms of the Lease, as may be amended from time to time, LANDLORD has leased to TENANT the real property described on Exhibits "1" and "2" attached hereto (the "Property") and LANDLORD has granted unto TENANT, for the Initial Term and any Renewal Term, easements for ingress, egress and utilities over that real property also described in



Exhibits "1" and "2" attached hereto (the "Easement").

3. **Notices.** All notices, requests, demands, and other communications to LANDLORD or TENANT shall be made at the addresses for each as set forth above, unless otherwise notified in writing.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals.

[SIGNATURES APPEAR ON NEXT PAGE]

Kathleen  
WITNESS  
Robert  
WITNESS

**LANDLORD:**  
By: Alan C. Rossetto  
Alan C. Rossetto  
Date: 4/19/07

**TENANT:**  
**OPTASITE TOWERS LLC,**  
a Delaware limited liability company  
**BY: Optasite Towers Holding, LLC, its Member**  
**BY: Optasite, Inc., its Member**

Alan C. Rossetto  
WITNESS  
Robert  
WITNESS

By: Anthony F. Peduto  
Anthony F. Peduto  
Its: Chief Operating Officer  
Date: 4/27/07

**Attachments:**  
Exhibit 1 – Site Sketch  
Exhibit 2 –Legal Description of Landlord’s Property

STATE OF ~~CONNECTICUT~~ nh )  
Merrimack :  
~~HARTFORD~~ COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C Rossetto, whose name as LANDLORD, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 19 day of April, 2007.

(NOTARIAL SEAL)

Cheryl A Gordon  
Notary Public

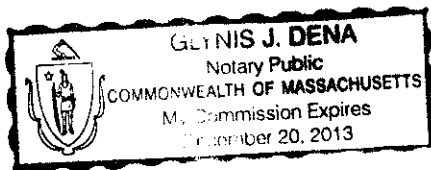
My Commission Expires: 6/23/2009

COMMONWEALTH OF MASSACHUSETTS )  
):  
WORCESTER COUNTY )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Anthony F. Peduto, whose name as Chief Operating Officer of Optasite, Inc., a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

GIVEN under my hand this the 27<sup>th</sup> day of April, 2007.

(NOTARIAL SEAL)



Glynis Dena  
Notary Public

My Commission Expires: 12/20/2013

**EXHIBIT 1**

(Attach Site Sketch)



EDGE & DATA ACER  
 EXISTING EXHIBIT  
 10170 25000  
 10170 25000

ACCESS ROAD  
 UTILITIES

93 Lake St, Manchester, CT 06040

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Pointer 41°47'18.73" N 72°28'47.03" W elev 429 ft Streaming 100% Eye alt 2241 ft

## EXHIBIT 2

(Attach Legal Description of the Landlord's Property)

State of Connecticut, } ss. District of Manchester, }

PROBATE COURT

164 I WILLIAM E FITZGERALD, Judge of the Court of Probate for the District of Manchester, in said State do certify that it appears from the records and files of this Court that Rita F. Rossetto

died a resident of said District on the 29th day of September 1978 leaving a will which was duly admitted to probate by said Court on the 29th day of November 1978; that on the 29th day of November 1978, letters testamentary were issued to Alfred L. Rossetto of Manchester, Connecticut, the executor named in said Will of said deceased

and on said day by decree as of record will more fully appear said Court limited and allowed three months thereafter for the presentation of all claims against said decedent to the Fiduciary of said estate and directed that public notice of said limitation be given as by Statute required; that after the expiration of said three months said Fiduciary filed in Court an administration account and other returns which have been accepted by the Court from which it appears that public notice of said limitation was given as directed in said order and that all claims against said decedent presented to said Fiduciary within said time limited have either been paid, settled, or barred by law and that all legacies given by the terms of the will of said decedent, which have not lapsed and all succession or inheritance taxes due the State of Connecticut have been fully paid and satisfied

I further certify, that said estate has been duly settled in this Court; that by the terms of Article Third of the Will of said deceased there is devised and bequeathed unto Alan C. Rossetto, Trustee under a certain Trust Agreement dated August 21, 1978, any and all interest which said deceased had in and to those two certain pieces or parcels of land, with the buildings and improvements thereon, situated in the Town of Manchester, County of Hartford, State of Connecticut, bounded and described as follows:

FIRST PIECE: Known as #74 Spruce Street, also known and designated as the Easterly portion of Lot Thirteen (13), as shown on a map or plan entitled "Building lots on the Foster property in South Manchester, Conn. Belonging to W. H. Childs, Survey of W. H. Olmsted, C.E. April 1891 Scale 80 ft. to 1 in.", which map or plan is now on file in the Town Clerk's office in said Manchester, reference to which may be had for a more particular description. Said premises are bounded:

- NORTHERLY By Pearl Street, One Hundred Twenty-Four and 9/10 (124.9) feet;
EASTERLY By Spruce Street, Eighty-Eight and 1/10 (88.1) feet;
SOUTHERLY By land now or formerly of Sarah Little, One Hundred Twenty-Four and 1/10 (124 1) feet; and
WESTERLY By land now or formerly of Stanley Krajewski, Ninety-Three and 2/10 (93.2) feet.

Said premises are subject to a 20 foot building line of record.

Being the same premises conveyed by Quit Claim Deed dated October 25, 1973 from Alfred L. Rossetto to Rita F. Rossetto, recorded in the Manchester Land Records in Volume 532 at Page 94.

SECOND PIECE: Known as 93 Lake Street, and located on the n/s Lake Street (rear), more particularly bounded as follows:

By a line beginning at a point in the Southeasterly corner of the land herein described; the line runs thence Westerly in the Northerly line of land now or formerly of Antonio and Evasio Gamba and land now or formerly of George Dart, 1169.17 feet to the Easterly line of the Tract known as "Capitol View Heights", thence Northerly in the Easterly line of said "Capitol View Heights", 488.03 feet to a point; thence Northeasterly in the Southeasterly line of land of Rachel T. Farris, 329.88 feet to a point; thence continuing Northeasterly on line of land of said Farris, 121.20 feet to land of The Manchester Water Company; thence Easterly in line of land of said Water Company, 1163.29 feet to a point; thence Northeasterly in line of land of said Water Company, 297.24 feet to a merestone; thence Southeasterly in line of land of said Water Company, 128.8 feet to a merestone; thence Easterly in line of land of said Water Company, 147.1 feet to a merestone; thence Southwesterly in line of land of said Water Company, 398.26 feet to a point; thence Westerly in line of land of said Water Company, 480.93 feet to a point; thence Southerly in line of land of said Water Company, 544.50 feet to the point of beginning. Containing 25.7 acres more or less, together with rights of way and subject to rights of way and easements of record. Excluding, however, a parcel conveyed by Alfred L. Rossetto to Alan C. Rossetto by Quit Claim Deed dated December 23, 1977 and recorded in the Manchester Land Records in Volume 657, Page 149. Being same premises conveyed by Quit Claim Deed dated August 21, 1978 from Alfred L. Rossetto to Rita F. Rossetto, recorded in the Manchester Land Records in Vol. 680, Page 316.

SEAL OF THE DISTRICT OF MANCHESTER PROBATE COURT CONN. William E. Fitzgerald, Judge 19 80

Received for Record May 21, 1980 at 9:00 A. M. Attest Edward Jontiel Town Clerk