

NOTICE OF LEASE

Notice is hereby given of a Land Lease Agreement executed on the 17th day of ~~November~~ 2005, by and between Maple Hill Farms, Inc., a Connecticut corporation, with offices at 12 Burr Road, Bloomfield, CT 06002, as Landlord, and Optasite Inc. with a principal address of One Research Drive, Suite 200C, Westborough, MA 01581 as Tenant, under the terms of which the Landlord leased to the Tenant and known as 12 Burr Road, City of Bloomfield, County of Hartford, State of Connecticut, which Property is described on Exhibits A and B attached hereto.

Said lease provides for the initial term to commence on the first (1st) day of the month in which Tenant is granted a building permit for the construction of its Communications Facility by the governmental agency charged with issuing such permits and expire on the last day of the first five (5) year term, all dates inclusive.

Tenant has a right to extend the term of said Lease for a period of twenty five (25) years, commencing on the first day of the first five (5) year renewal term and ending on the last day of the fifth five (5) year renewal term.

In the event of any conflict between the provisions of the Lease and this Notice of Lease, the Lease shall be determinative and controlling.

A copy of said Lease shall be on file at the executive offices of Landlord at 12 Burr Road, Bloomfield, CT 06002, and of Tenant at One Research Drive, Suite 200C, Westborough, MA 01581, Attention: Manager Real Estate.

IN WITNESS WHEREOF, on this 7th day of November 2005 the below named persons representing the Landlord and Tenant, respectively, have caused this Notice of Lease to be executed and delivered.

Signed, Sealed and Delivered
in the Presence of:

LANDLORD:

Maple Hill Farms, Inc.

David M Barry
WITNESS David M Barry

Melanie Coakley
WITNESS Melanie Coakley

BY: William Miller
~~Scott Miller~~ William Miller
~~Vice President~~ President

TENANT:
Optasite, Inc.

Joanne Treschel
WITNESS

Christian Carmody
WITNESS Christian Carmody

By: James H. Ross III
James H. Ross III
President and Chief Operating Officer

STATE OF CONNECTICUT

) ss:

COUNTY OF

On the 25th day of October 2005, before me, Melanie Couture,
Notary Public, personally appeared William Miller, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the
instrument, the person, or the entity upon behalf of which the person acted as his free act or deed, executed the
instrument.

Melanie Couture

~~Commissioner of Superior Court~~

Notary Public

My Commission Expires: 2/28/09

COMMONWEALTH OF MASSACHUSETTS)

) ss:

COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 7th day of November 2005
by James H Ross III, President and Chief Operating Officer of Optasite, Inc. on behalf of such corporation as the
president of such corporation, as his free act and deed.

Cristina A. Sabin

Commissioner of the Superior Court

Notary Public

My Commission Expires: July 10, 2009

EXHIBIT A

LEGAL DESCRIPTION OF LEASED PARCEL

The Land is described and/or depicted as follows:

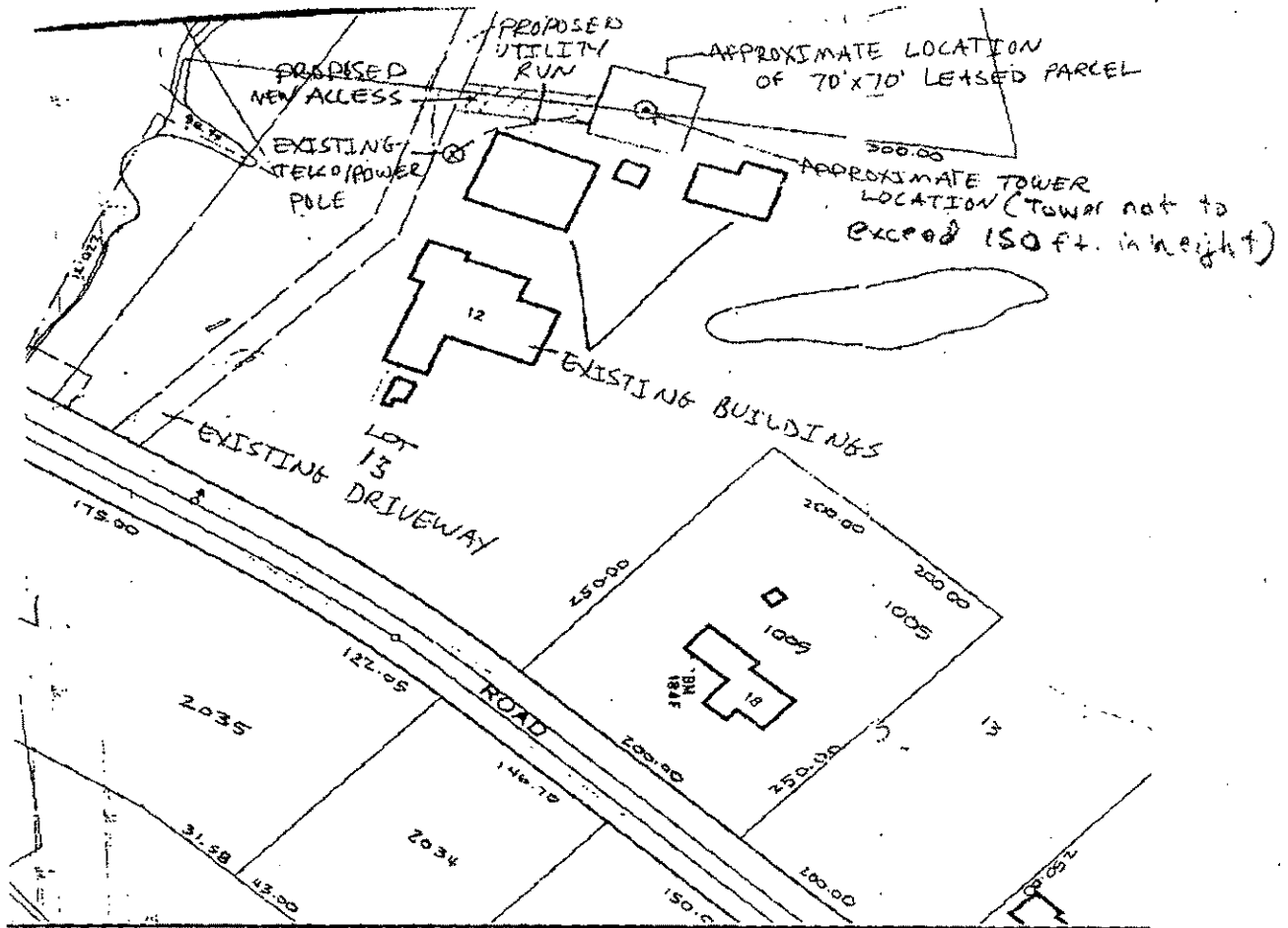
State of; Connecticut
County of; Hartford
City of; Bloomfield
Also known as; 12 Burr Road

As listed in the Bloomfield Assessor's office as; map 85-1, block 126-2, lot 13

EXHIBIT B

DESCRIPTION OF TOWER, ANTENNAS, EQUIPMENT BUILDING AND EQUIPMENT AND RIGHTS OF WAY

The Premises are described and/or depicted as follows:



Notes:

1. Tenant shall replace this Exhibit B with a professionally drafted Architectural and Engineered drawing of the Property once Tenant receives it.
2. This lease is conditional upon the review and approval of aforementioned drawing by Landlord.