

Summary of Current and Proposed Provisions

Lease for Antenna Collocation and Facilities Site dated March 5, 2002 between The Incorporated County of Los Alamos (the “**County**”) and Sprint Spectrum Realty Company, LLC, a Delaware limited liability company, successor-in-interest to Alamosa Properties, L.P. a Texas limited partnership (“**T-Mobile**”)

	SUMMARY OF THE CURRENT PROVISIONS IN THE LEASE	SUMMARY OF PROPOSED CHANGES THROUGH THE FIRST AMENDMENT
Current Premises	122-feet above-ground-level of vertical space on the Mesa Water Tank 624 square feet of ground space below the Mesa Water Tank	Additional horizontal space on the 122-foot level of the Mesa Water Tank for one (1) antenna No change to the ground space
Initial Term	Five (5) years, commencing on March 5, 2002 and ending on March 4, 2007	No change
Renewal Terms	Mobile can extend the Lease up to five (5) additional terms of (5) years each by giving the County written notice of renewal at least ninety (90) days prior to the expiration of the then-current lease term.	No change
Final Expiration if all Lease Terms are Exercised	March 1, 2032	No change
Rent	\$876.74/month	\$1,951.13/month This is a 225% increase from the current rent.
Rent Escalator	Three percent (3%) per annum	Annual escalator is based on the greater of: (i) Three percent (3%) or (ii) the increase in percentage in annual the Consumer Price Index for All Urban Consumers (CPI-U) published by the United States Bureau of Labor in the immediately preceding October annual CPI-U report.
Early Termination Fee	N/A	If T-Mobile wants to terminate the Lease prior to expiration of the then-current term, T-Mobile will pay a termination fee equal to then-current rent multiplied by (i) either 12 or (ii) the number of months remaining in the then-current five (5) year term, whichever is less
Modifications to the Site	Modifications to the Premises require the County’s written approval. However, it is not clear <i>what level</i> of approval is required and whether written approval can be given <i>without requiring a formal amendment</i> to the Lease.	All future T-Mobile modifications that expand the Premises must be specifically approved by the County Council in the form of an amendment to the Lease.
Signing Bonus	N/A	\$15,000 one-time payment