Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/02/15

TOWER LEASE AGREEMENT AMMENDMENT 1

This Amendment made on December 4th, 2014, to the original agreement made on 1st day of May 2013, by and between Communications Facilities, Inc., a Maine corporation with a place of business in Falmouth, Maine, and a mailing address of P.O. Box 8784, Portland, ME 04104-8784 ("Sub-Sub-Landlord") and RedZone Wireless, a Maine Limited Liability Company with a place of business in Rockland, Maine, and a mailing address of PO Box 435, Rockland, ME 04841 ("Tenant").

WHEREAS, Sub-Landlord is the lessee of a site located at One City Center, Portland, Maine, Cumberland County, Maine; together with a tower and interior space with the dimensions of 18' by 8' (collectively "Premises");

WHEREAS, Sub-Landlord is the lessee of a 40 foot tall tower on said site ("Tower");

WHEREAS, Tenant desires to lease additional space on tower; and

NOW THEREFORE, the parties agree as follows:

1. **Modified Equipment**. Sub-Landlord grants Tenant the non-exclusive use of said site, building and Tower (collectively the "Premises"), solely for the purpose of Tenant's installation, operation, and maintenance of the equipment modified and described in Exhibit A (collectively "Equipment").

2. **Modified Tower/Site Location**. Sub-Landlord shall provide space on the on the Tower site for the installation of Six (6) panel antennae as modified described in Exhibit B.

3. **Term**. All terms of original lease dated May1, 2013 remain in full effect, except as noted within this amendment.

4. **Modified Rental**. Commencing Jan 1st, 2015, Tenant shall pay Sub-Landlord a monthly rental of $1,800 during the first eleven (11) months of the Initial Term, with the first payment due and payable on Jan 1st, 2015 and subsequent payments due and payable on the first day of each month thereafter.

Starting Year two: monthly rental shall be $1,900,
Starting Year three: monthly rent shall be $2,000,
Starting Year four: monthly rent shall be $2,100.
Starting on Year five and each year thereafter for the full term of this Agreement, monthly rental shall be increased by 5% from the preceding year.

If the Ubiquiti Airmax Titanium Sector AM-V2G-Ti is removed by the Tenant Written noice is provided to the Sub-Landlord, monthly rent will be reduced by $400.00.

6. **Modified Electricity**. Sub-Landlord will procure and pay for normal electricity usage

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for the operation of Tenant's Equipment; provided, however, that Sub-Landlord will not be held liable to Tenant for electrical deficiencies resulting from acts of God, acts or omissions of the public utility, or any other cause beyond the control of Sub-Landlord. Tenant shall be limited to less than 30 amps of 120VAC electrical service as long as it is available.

18. **Amendment**. No revision of this Agreement shall be valid unless made in writing and signed by Sub-Landlord and Tenant. Sub-Landlord and Tenant have Amended this agreement herein on Dec 4th, 2014.

Communications Facilities, Inc.
Sub-Landlord

DATE: 12/4/14

By: David H Libby
Printed Name: David H Libby II
Its: President

RedZone Wireless - Tenant

DATE: 12/4/14

By:
Printed Name: JAMES McKENNA
Its: PRESIDENT + CEO

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OCC Site Equipment List - Exhibit A

Indoor equipment

- Alcatel-Lucent (ALU) 9929 Cabinet with Batteries
- ALU eNodeB
- Layer 2/3 Network POE Switch
-
- Fairpoint Fiber Modem

Outdoor Equipment

- (3) ALU RRH 2500
- (3) APXVTM14-ALU-I20 Antennas
- (1) AirFiber 24 Microwave Radio/Antenna Combo

Cable System:

- (1) HYBRIFLEX C power/Fiber cable
- (1) ½ Coax for GPS antenna

Currently Installed but will be removed:

- Tripplite APS Battery system
- Batteries
- Network Layer 2 POE Switch
- Oxford Network Fiber Modem
- MikroTik Cloud Core Router

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OCC Antenna Height / Orientation - Exhibit B

Current installed 3 sectors will remain in place

New Alcatel-Lucent (ALU) Sectors will be installed at 25 feet from rooftop on the tower supplies communications tower.RedZone (Tenant) will use existing Antenna mounting brackets supplied by sub-landlord.

- Sector 1
  - Height: 25'
  - Orientation: 40 degrees true

- Sector 2
  - Height: 25'
  - Orientation: 160 degrees true
- Sector 3
  - Height 25'
  - Orientation: 280 degrees true