



T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

New England Market, Norton, MA

September 28th, 2017

VIA CERTIFIED MAIL RETURN RECEIPT

Roosevelt Arms Condominium
458 Brighton Avenue
Portland, ME 04102
Attn: President

Re: **Lease With Option** dated August 8, 2007 (the "Agreement"), by and between Roosevelt Arms Condominium ("Landlord") and T-Mobile Northeast LLC ("Tenant") as successor in interest to Omnipoint Communications, Inc.
Site Number: 4PB0247A (the "Site")
Site Address: 226 Stevens Avenue, Portland, ME (the "Property")

Dear Landlord,

T-Mobile is in the process of updating certain equipment that supports its wireless telecommunications network. As part of this effort, T-Mobile will need to perform work at the above-referenced Property. The purpose of this letter is to obtain Landlord's consent to perform this work which is specifically described in Exhibit A (The "Plans") annexed hereto.

In the event that Landlord fully executes, acknowledges and delivers this Consent Letter, to Tenant not later than September 29th, 2017, Tenant shall pay to Landlord, in addition to all other sums due under the Lease, a one-time signing bonus in the amount of Two Thousand and no/100 dollars (\$2,000.00) within thirty (30) days after full execution of this Consent Letter.

Please signify your approval by signing and dating one (1) original of this Consent Letter in the space provided below. Kindly scan and return the Consent Letter to Craig Cody via email at craig.cody@smartlinkllc.com. Alternatively, the letter can be returned by mail to Smartlink, LLC, 85 Rangeway Road, Bldg #3 Suite 102, Billerica, MA 01862 Attn: Craig Cody.

Should you have any questions, please contact me at 781-831-1281. Thank you in advance for your cooperation in this matter.

Very truly yours,

Craig Cody
Real Estate Specialist, Smartlink LLC, as Agent for
T-Mobile Northeast LLC

T-Mobile
Get more from life

Michael Aucoin RACA President
Michael Aucoin 9-29-17

Please confirm a contact name and telephone number for Roosevelt Arms Condominium so T-Mobile can schedule the necessary work.

Contact Name & Number:

207-
Carl Green 773-0582

**T-MOBILE
NORTHEAST LLC**

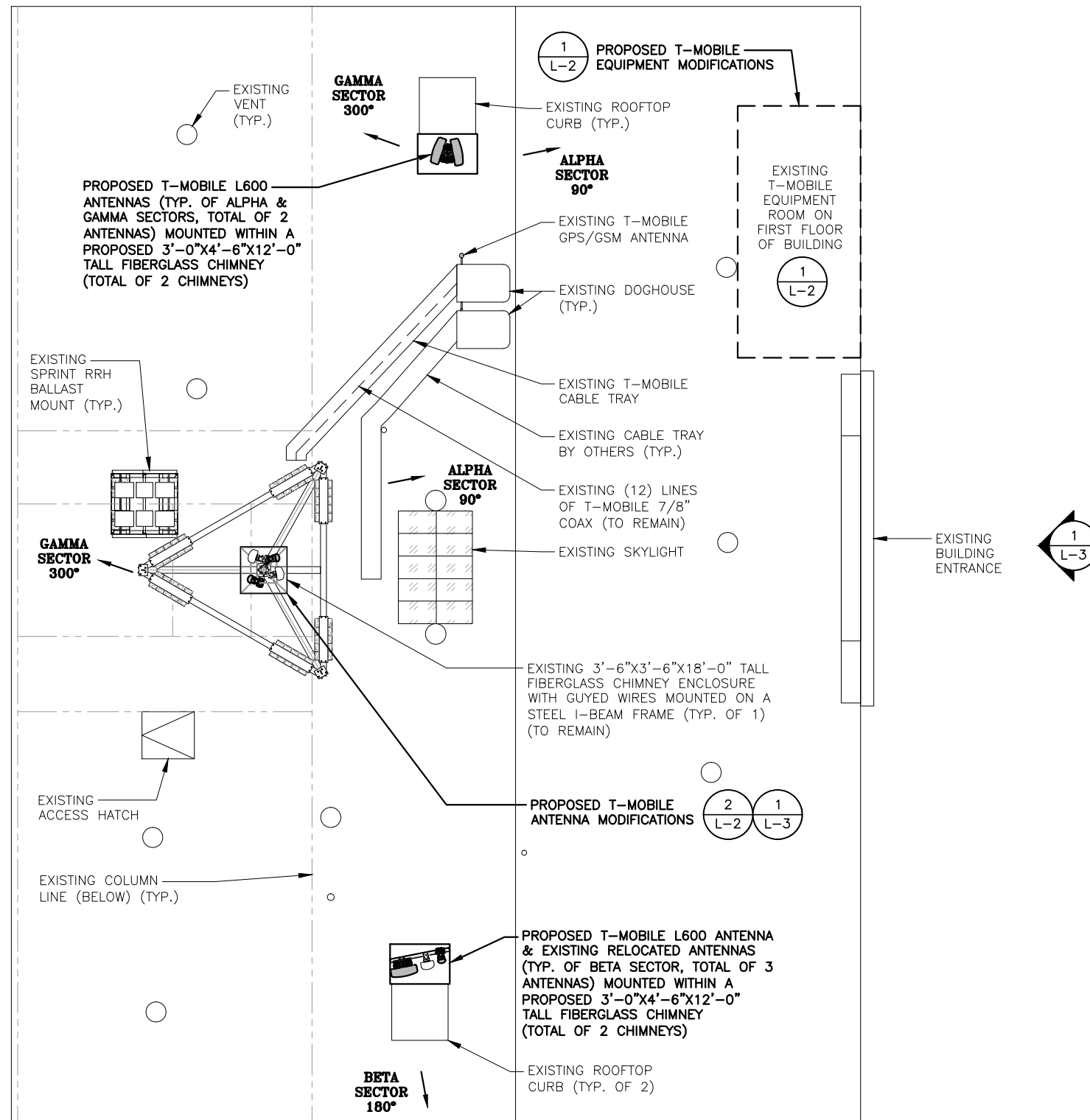
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



SMARTLINK
1997 ANNAPOLIS EXCHANGE PKWY SUITE 200
ANNAPOLIS, MD 21401



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



ROOF PLAN

22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"



CHECKED BY: RP

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/31/17	ISSUED FOR REVIEW	VP

SITE NUMBER:
4PB0247A

SITE NAME:
PB247/
ROOSEVELT ARMS

SITE ADDRESS:
226 STEVENS AVENUE
PORTLAND, ME 04102
CUMBERLAND COUNTY

SHEET TITLE

ROOF PLAN

(L600)

SHEET NUMBER

L-1

**T-MOBILE
NORTHEAST LLC**

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0	07/31/17	ISSUED FOR REVIEW	VP

SITE NUMBER:
4PB0247A

SITE NAME:
PB247/
ROOSEVELT ARMS

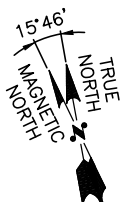
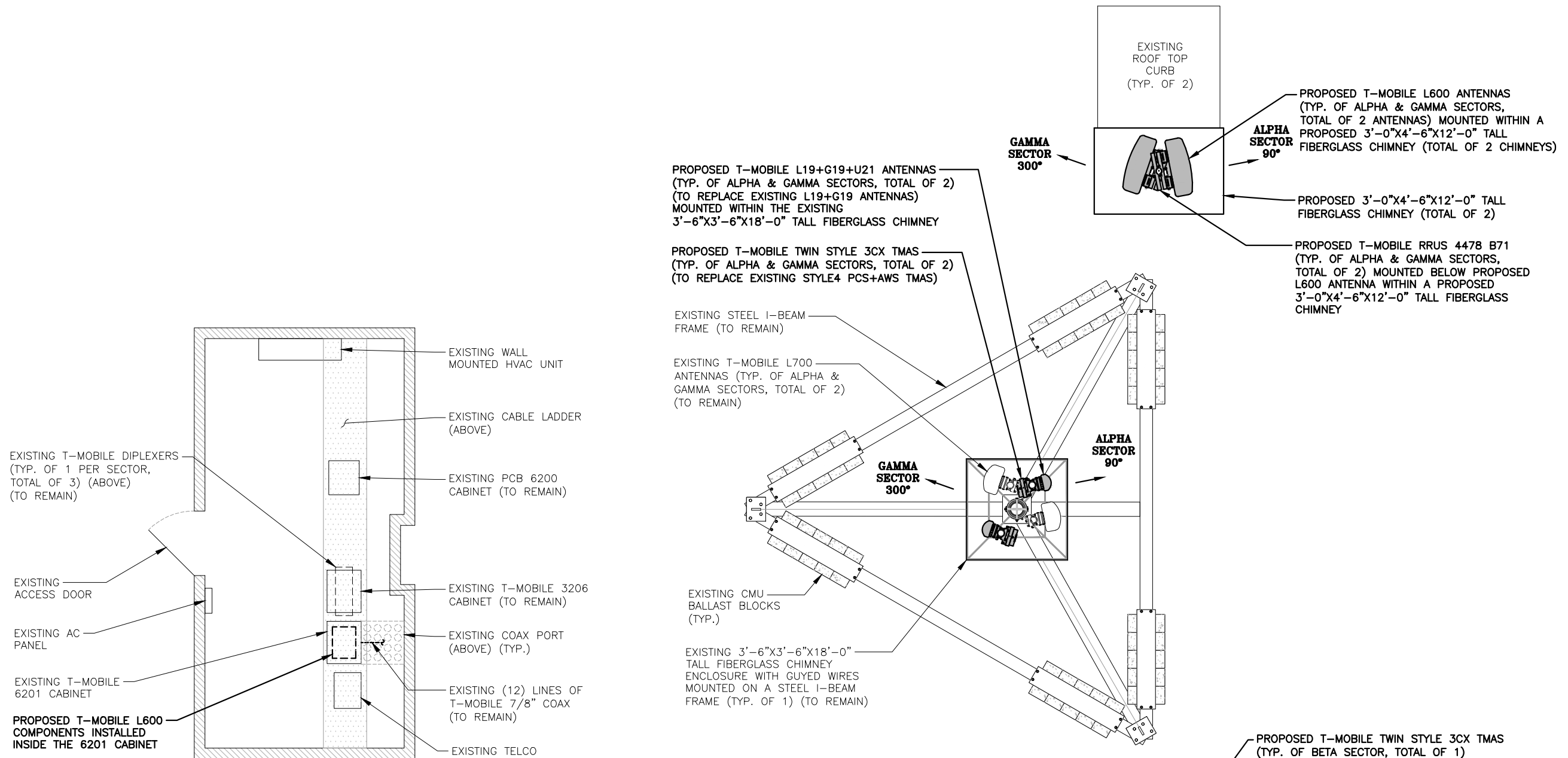
SITE ADDRESS:
226 STEVENS AVENUE
PORTLAND, ME 04102
CUMBERLAND COUNTY

SHEET TITLE

EQUIPMENT PLAN
& ANTENNA PLAN
(L600)

SHEET NUMBER

L-2



**T-MOBILE
NORTHEAST LLC**

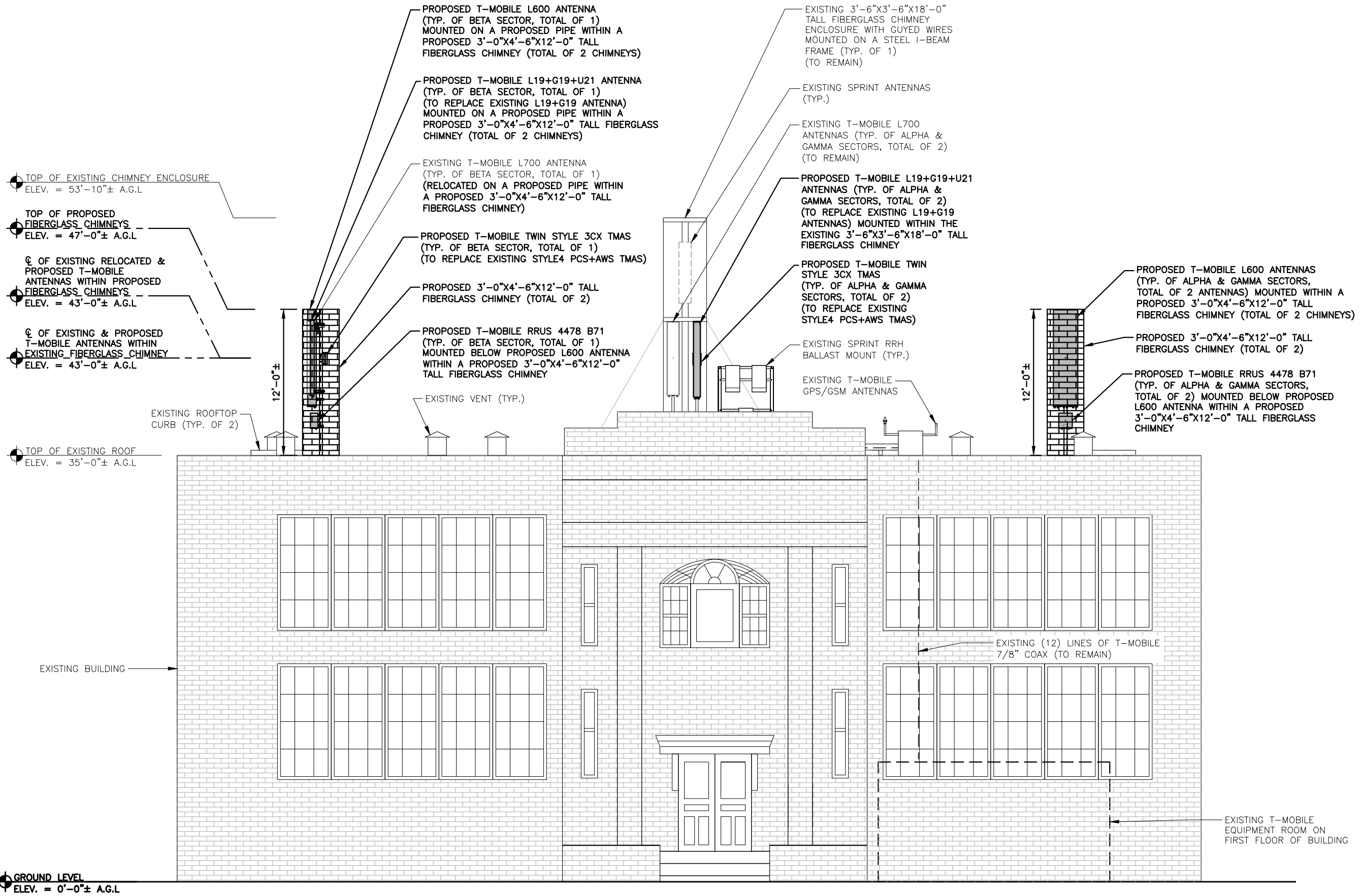
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ROOSEVELT ARMS
SITE ADDRESS:
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PORTLAND, ME 04102
CUMBERLAND COUNTY

SHEET TITLE

ELEVATION

(L600)

SHEET NUMBER

L-3

EAST ELEVATION

22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"

