

Market: New England
Cell Site Number: ME5372SB
Cell Site Name: Lucas Tree
Fixed Asset Number: 12934660

LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Addison Capital, LLC, a limited liability company, having a mailing address of 2 Shady Lane, Falmouth ME 04105 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive, 13-F West Tower, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at 636 Riverside Street, in the County of Cumberland, State of Maine (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

- 1. LEASE OF PREMISES.** Landlord hereby leases to Tenant a certain portion of the Property containing approximately 8100 square feet including the air space above such ground space, as described on attached **Exhibit 1** (the "**Premises**") for the placement of Tenant's Communication Facility.
- 2. PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively, the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "**Permitted Use**"). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of Landlord's contiguous, adjoining or surrounding property (the "**Surrounding Property**") as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use including the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at Tenant's expense. Tenant has the right to modify,

supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility within the leased Premises at any time during the term of this Agreement. Tenant will be allowed to make such alterations to the Premises in order to ensure that Tenant's Communication Facility complies with all applicable federal, state or local laws, rules or regulations.

3. TERM.

(a) The initial lease term will be five (5) years ("**Initial Term**"), commencing on the Effective Date. The Initial Term will terminate on the fifth (5th) anniversary of the Effective Date.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least one hundred eighty (180) days prior to the expiration of the Initial Term or then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated prior to the end of the final Extension Term, then upon the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (each an "**Annual Term**") until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rental during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the Term ("**Term**").

4. RENT.

(a) Provided this Agreement is fully executed and delivered to Tenant on or before December 20, 2013, Tenant shall pay to Landlord within thirty (30) days of the date of full execution, [REDACTED]

[REDACTED] Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, [REDACTED], at the address set forth above. In any partial month occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date. If Tenant does not pay rent or other fees and charges when due pursuant to the terms of this Lease, then Landlord, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that Tenant fails to pay the amount due after the due date. The late charge shall be equal to [REDACTED] of the amount due Landlord each month in addition to the rent then due.

(b) In year one (1) of each Extension Term, the monthly Rent will increase by [REDACTED] over the Rent paid during the previous five (5) year term.

(c) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were received -; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. APPROVALS.

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for Tenant's Permitted Use and Tenant's ability to obtain and maintain all governmental

licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including without limitation applications for zoning variances, zoning ordinance, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals. In addition, Tenant shall have the right to initiate the ordering and/or scheduling of necessary utilities.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to six (6) - months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: 5 Approvals, 6(a) Termination, 6(b) Termination, 6(c) Termination, 6(d) Termination, 11(d) Environmental, 18 Condemnation or 19 Casualty.

7. INSURANCE.

(a) During the Term, Tenant will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law; and (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to Three Million Dollars (\$3,000,000) per occurrence and Six Million Dollars (\$6,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage. Tenant's CGL insurance shall contain a provision including Landlord as an additional insured. Such additional insured coverage:

(i) shall be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Tenant, its employees, agents or independent contractors;

(ii) shall not extend to claims for punitive or exemplary damages arising out of the acts or omissions of Landlord, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of Landlord, its employees, agents or independent contractors; and

(iii) shall not exceed Tenant's indemnification obligation under this Agreement, if any.

(b) Notwithstanding the foregoing, Tenant shall have the right to self-insure the coverages required in subsection (a) provided Tenant demonstrates to Landlord's satisfaction that Tenant or Tenant's affiliated parent has

set aside adequate financial reserves therefor or has demonstrated a net worth of at least \$25 million dollars. In the event Tenant elects to self-insure its obligation to include Landlord as an additional insured, the following provisions shall apply (in addition to those set forth in subsection (a)):

(i) Landlord shall promptly and no later than thirty (30) days after notice thereof provide Tenant with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Tenant with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like;

(ii) Landlord shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Tenant; and

(iii) Landlord shall fully cooperate with Tenant in the defense of the claim, demand, lawsuit, or the like.

8. INTERFERENCE.

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies use on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party, if exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. INDEMNIFICATION.

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising from or related to the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach or performance of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising from or related to the actions or failure to act of Landlord, its employees or agents, or Landlord's breach or performance of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the

defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except to the extent the indemnifying party can show it was prejudiced by the delay.

10. WARRANTIES.

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, subject to all mortgages, encumbrances, covenants, easements and conditions of record (ii) as long as Tenant is not in default then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises without hindrance or ejection by any persons lawfully claiming under Landlord; (iii) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (iv) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord will provide promptly to Tenant (and Tenant warrants to Landlord that it shall promptly sign) a mutually agreeable and commercially reasonable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest. Tenant has or will complete its own due diligence as to the suitability of the title and site conditions of the Property for Tenant's intended use. The foregoing shall not restrict or limit the ability of Landlord to grant any further encumbrances, including mortgages, leases, easements or further estates which do not prevent or adversely affect the use or occupancy of the Premises by Tenant or the rights granted to Tenant as set forth in this Agreement, and Landlord may grant all such mortgages, leases, easements or further estates as do not prevent or adversely affect the use or occupancy of the Premises by Tenant or the rights granted to Tenant as set forth in this Agreement .

11. ENVIRONMENTAL.

(a) Landlord represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date of this Agreement or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnifications of this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or

restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or third party, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. ACCESS. At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("Access") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement (limited to the term hereof) for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement.

13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term but shall in all events be removed promptly and the Premises restored to their condition at the commencement of the Term hereof, reasonable wear and tear and loss by casualty excepted, at Tenant's sole expense upon the expiration hereof. In the event of any early termination of this Agreement, Tenant shall have a period of thirty (30) days after such termination to remove Tenant's personal property from and to restore the Premises Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during the Term and shall be removed afterwards on the terms above. Tenant will repair any damage to the Property resulting from Tenant's removal activities. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation installed by Tenant during the Term. In the event that Tenant shall not timely and fully remove its equipment etc. and restore the Premises as set forth above, Landlord (or its agents) shall have the right to conduct such removal and restoration on the account of and for Tenant, return Tenant's personal property to Tenant at the address first set forth above and charge Tenant all reasonable costs and expenses therefor, which shall be due and payable in full within thirty (30) days of presentment of an itemized statement of such charges.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements.

(b) Tenant will be responsible for the installation of a separate meter and for direct metering of all utilities, whether for electricity, telephone service or any other utility used or consumed by Tenant on the Premises, Landlord having no obligation whatsoever to furnish or pay for any utility for the benefit of Tenant. . Landlord will not be responsible for interference with, interruption of or failure of such services.

(c) Landlord hereby grants to any company providing utility or similar services, including electric power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such utility companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; (provided however that penalties and interest shall still apply); or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity including without limitation, termination of this Agreement. In addition, Tenant agrees to pay to Landlord, as damages for any above described breach, all actual and reasonable costs of reletting the Premises including real estate commissions and costs of restoring or preparing the premises for re-letting, and Tenant agrees to reimburse Landlord for all reasonable attorneys' and paralegals' fees incurred by Landlord in enforcing this Lease, including without limitation such fees incurred in connection with a bankruptcy proceeding.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 of this Agreement within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 of this Agreement within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE. Tenant will have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Landlord's consent, provided that the assignee or sublessee assumes, recognizes and also agrees to become responsible to Landlord for the performance of all terms and conditions of this Agreement to the extent of such assignment or sublease, and further provided that any such assignee or sublessee shall have a net worth of at least Twenty-Five Million Dollars (\$25,000,000). .

17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant: New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: ME5372SB; Cell Site Name: Lucas Tree (ME)

Fixed Asset No.: 12934660
575 Morosgo Drive
13-F West Tower
Atlanta, GA 30324

With a copy to:

New Cingular Wireless PCS, LLC
Attn.: Legal Department
Re: Cell Site #: ME5372SB; Cell Site Name: Lucas Tree (ME)
Fixed Asset No.: 12934660
208 Akard Street

Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord: Addison Capital, LLC
2 Shady Lane
Falmouth, ME 04105

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a prorata basis.

19. CASUALTY. In the event Landlord becomes aware of a casualty or any other harm affecting the Premises and/or access thereto, Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within forty-eight (48) hours of the casualty or other harm. This provision does not impose any obligation on the Landlord to monitor the Premises nor the Tenant's improvement or equipment nor to safeguard them from casualty or harm except as specified elsewhere in the Lease. If any part of the Communication Facility or Property is damaged by casualty or other harm (not caused by Tenant for the purpose of effecting a termination of this Agreement) as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord within sixty (60) days of such casualty or harm, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a prorata basis, provided however that Tenant shall continue to have the property removal and restoration obligations set forth elsewhere herein. Subject to local permitting requirements, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such

determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. WAIVER OF LANDLORD'S LIENS. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. TAXES.

(a) Landlord shall be responsible for timely payment of all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by the taxing authority using any method, including the income method. Tenant shall be responsible for any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises, Tenant's personal property, any sales tax imposed on the payment of Rent hereunder if and as set forth in this Section 21. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, or any increase in Landlord's real property taxes which are directly attributable to and which Landlord demonstrates with reasonable supporting documentation, is the result of Tenant's use of the Premises and/or the installation, maintenance, and operation of the Tenant's leasehold improvements, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than sixty (60) days after the date of such notice of assessment, and Tenant will thereupon promptly pay any such taxes. If Landlord does not provide such notice or notices to Tenant within such time period, Landlord shall be responsible for payment of the tax or assessment set forth in the notice and Landlord shall not have the right to reimbursement of such amount from Tenant. Provided Landlord has paid any assessment not timely delivered to Tenant as described in this Section 21(b), the failure to timely deliver the notice of assessment shall not constitute a default under this Agreement. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's

intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law. In the event Landlord is named as a party in any such proceeding, Tenant shall defend and indemnify and hold Landlord harmless per the terms of this Agreement from and against any and all fees, costs, expenses and awards rendered against Landlord in any such tax dispute action in which Landlord is named or involved as a party.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17 and, in addition, a copy of any such notices shall be sent to the following address. Promptly after the Effective Date of this Agreement, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration -- Taxes
Re: Cell Site # ME5372SB; Cell Site Name: Lucas Tree (ME)
Fixed Asset No: 12934660
575 Morosgo Drive
13-F West Tower
Atlanta, GA 30324

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the Surrounding Property except as provided below.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or subdivide all or any part of the Premises, or all or any part of the Property or Surrounding Property, or to sell or otherwise transfer all or any part of the Premises, or all or any part of the Property or Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this subsection (b) to Tenant. Until Tenant receives all such documents, Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9

- vi. Completed and Signed AT&T Payment Direction Form
- vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or Surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant promptly in its sole discretion and at its sole expense. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment. Tenant shall have thirty (30) days from receipt of a notice from Landlord providing reasonably sufficient detail of the proposed use of the Property to advise Landlord of any unacceptable interference or will be deemed to have reported none.

(d) The provisions of this Section shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. RENTAL STREAM OFFER. If at any time after the date of this Agreement, Landlord receives a bona fide written offer from a third party seeking an assignment or transfer of the Rent payments associated with this Agreement ("**Rental Stream Offer**"), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Offer. Tenant shall have the right within twenty (20) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the twenty (20) day period, Landlord may assign the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of this Agreement. If Landlord attempts to assign or transfer Rent payments without complying with this Section, the assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section.

24. REVENUE SHARE. In the event Tenant sublets or licenses space on the Communication Facility to a third party collocator ("**Collocator**"), Tenant shall remit [REDACTED] per month out of the amount collected by Tenant from such Collocator (the "**Collocator Rent**") to Landlord (the "**Landlord's Revenue Share**"). The Collocator Rent shall be negotiated by and between Tenant and Collocator, on terms acceptable to Tenant, in Tenant's sole discretion. In calculating the amount of Landlord's Revenue Share, Collocator Rent shall not include (i) any payment received by Tenant under the applicable sublease or license for reimbursement of operating expenses or construction costs relating to the Communication Facility paid by Tenant or (ii) any other payment other than regular recurring rent or license fees. Landlord acknowledges and agrees that Landlord's Revenue Share may or may not be passed through as a cost to Collocator and in the event that Landlord's Revenue Share is passed through as a cost to Collocator, the same shall not be subject to further revenue sharing or mark up payable to Landlord. In the event Tenant sublets to more than one Collocator, Tenant shall be obligated to pay the Landlord's Revenue Share for each Collocator. Tenant's obligation to pay Landlord's Revenue Share to Landlord shall expire or abate, as applicable, at such time as the Collocator does not pay Collocator Rent to Tenant, and shall resume, as applicable, if and when the Collocator resumes paying such recurring Collocator Rent and the Landlord's Revenue Share shall be prorated for partial periods. Landlord's Revenue Share shall be subject to the same Rent escalation described in Section 4(b) of this Agreement.

25. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum or Short Form of Lease substantially in the form attached as **Exhibit 24b**. Either party may record this Memorandum or Short Form of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term of this Agreement, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental, - special damages, loss of data or use of service, however caused, based on any theory of liability. Tenant agrees to look solely to Landlord's interest in the Property for recovery of any judgment from Landlord or any of Landlord's partners, managers, or owners, it being agreed that Landlord and any other such party is not personally liable for any such judgment. The provision contained in the foregoing sentence shall not limit any right that Tenant might otherwise have to obtain an injunctive relief against Landlord or Landlord's successors in interest, or any other action not involving the personal liability of Landlord and any other such party.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity

means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

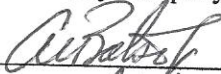
(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

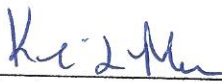
Addison Capital, LLC,
a limited liability company

By: 
Print Name: Arthur W. Bairson
Its: Partner
Date: 12/11/13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Print Name: Kevin Mason
Its: Area Manager – Construction & Engineering
Date: 12-16-2013

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

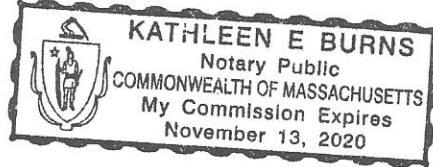
TENANT ACKNOWLEDGMENT

State of Massachusetts

County of Middlesex

The foregoing instrument was acknowledged before me this 16 day of December, 2013
(date) by Kevin L. Mason Area Manager (name of officer, manager or agent, title of officer,
manager or agent) of AT&T Mobility Corporation, manager of New Cingular Wireless PCS, LLC, a Delaware
limited liability company, on behalf of the limited liability company.

[Handwritten Signature]
(Signature of person taking acknowledgment)



(Title or rank)

(Serial number, if any)

LANDLORD ACKNOWLEDGMENT

1. Individual. For an individual acting in his own right:

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
(date) by _____ (name of person acknowledged).

(Signature of person taking acknowledgment)

(Title or rank)

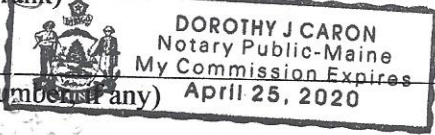
(Serial number, if any)

2. Corporation. For a corporation:

State of Maine
County of Cumberland

The foregoing instrument was acknowledged before me this 11th day of December, 2013
(date) by Dorothy J. Caron (name of officer or agent, title of officer or agent) of
Lucas Tree Experts / Addison Capital (name of corporation acknowledging) a
Maine (state or place of incorporation) corporation, on behalf of the
corporation.

Dorothy J. Caron
(Signature of person taking acknowledgment)
Acctg Compliance Specialist
(Title or rank)



3. Partnership. For a partnership:

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____
(date) by _____ (name of acknowledging partner or agent), partner (or agent)
on behalf of _____ (name of partnership), a partnership.

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

4. Principal. For an individual acting as principal by an attorney in fact:

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ (date) by _____ (name of attorney in fact) as attorney in fact on behalf of _____ (name of principal).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

5. Public officer. By any public officer, trustee or personal representative:

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ (date) by _____ (name and title of position).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 5

to the Land Lease Agreement dated December 12, 2013, by and between Addison Capital, LLC, a limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

The Premises are described and/or depicted as follows:

The Premises are described and/or depicted as a 8,100 square foot portion of the following described real estate:

Doc# 56936 Bk:28176 Pg 19

Schedule A

October 7, 2010

DEED DESCRIPTION
FOR
CITY OF PORTLAND, MAINE

2010-029P Riverside Subdivision - Lot 3

A certain lot or parcel of land situated on the westerly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of lot herein and being Lot 3 as shown on "Recording Plat Riverside Subdivision City of Portland, Maine Sept. 1, 2010 Owen Haskell, Inc. Job No. 2010-029P";

Thence, southerly along the westerly sideline of Riverside Street along a curve to the left having a radius of 990.18 feet an arc length of 42.50 feet;

Thence, S 10° 57' 41" W along the westerly sideline of said Riverside street 50.08 feet;

Thence, southerly along the westerly sideline of said Riverside Street along a curve to the left having a radius of 2161.08 feet an arc length of 85.60 feet;

Thence, N 11° 10' 09" E along said street 135.88 feet to lot 4 as shown on said plan;

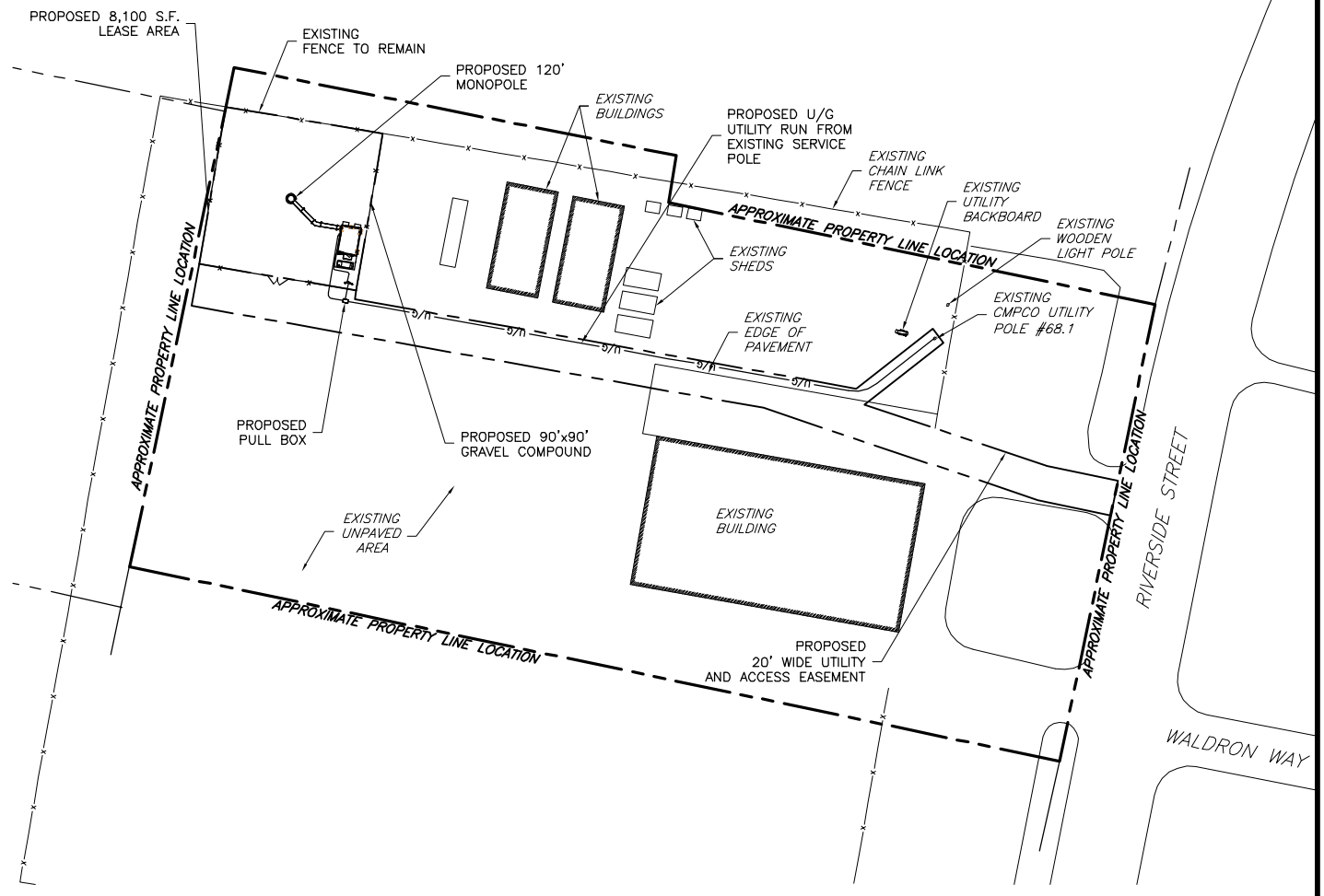
Thence, the following courses and distances along Lot 4:

N 78° 49' 51" W a distance of 534.92 feet;
N 11° 10' 09" E a distance of 337.50 feet;
S 79° 21' 16" E a distance of 254.83 feet;
S 10° 38' 44" W a distance of 26.77 feet;
S 79° 00' 30" E a distance of 282.12 feet to the westerly sideline of said Riverside Street and the point of beginning, containing 4.00 Acres.

Received
Recorded Register of Deeds
Oct 15, 2010 02:26:16P
Cumberland County
Pamela E. Loview

EXHIBIT 1
DESCRIPTION OF PREMISES

Page 2 of 5



SITE PLAN



NB&C
ENGINEERING
SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(267) 460-0122

ME5372
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME 04103
CUMBERLAND COUNTY

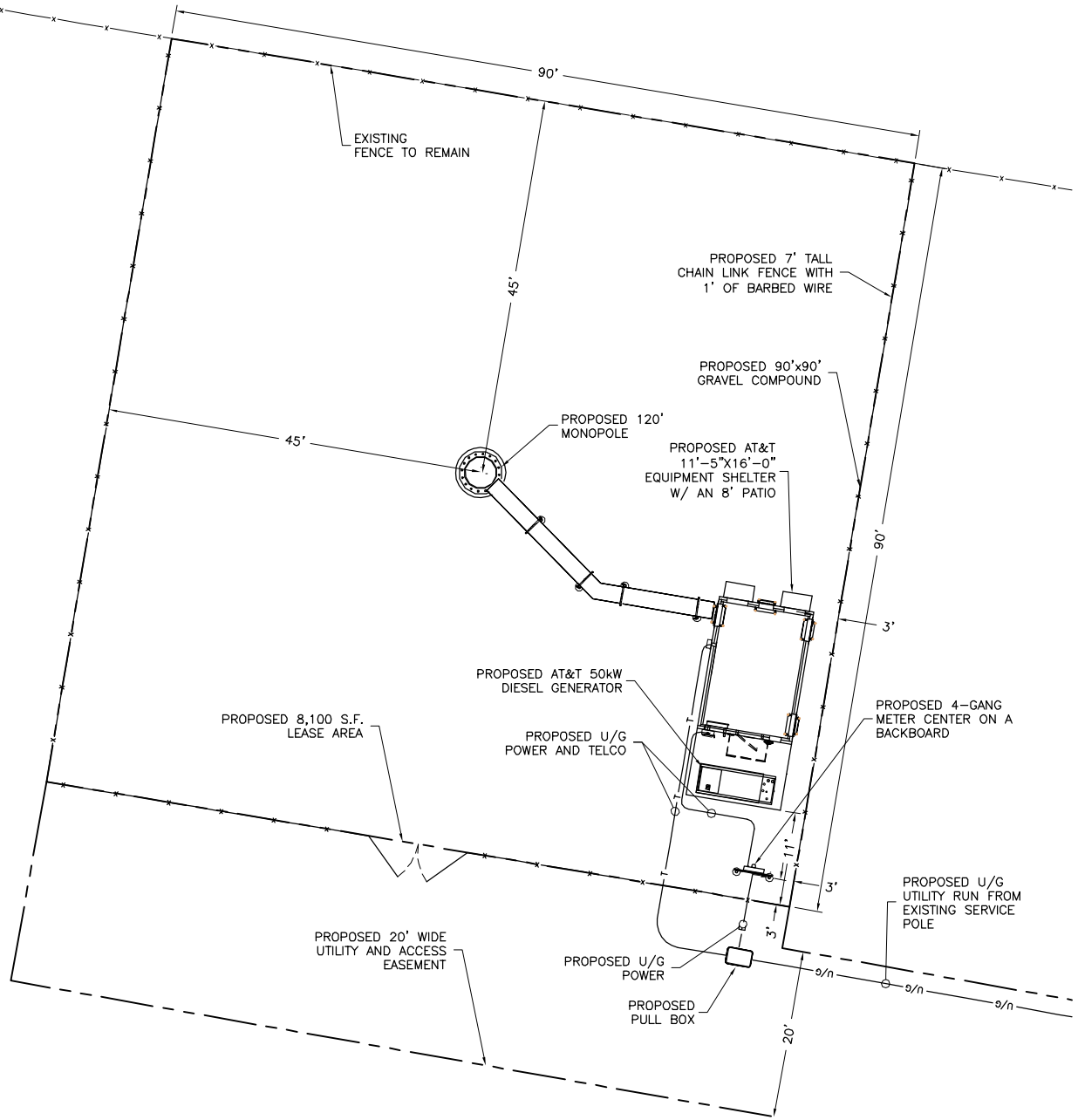
SUBMITTALS	
PRELIMINARY	09/25/13
REVISED	10/01/13
REVISED	10/04/13



at&t
mobility corp.
5841 BRIDGE STREET
EAST SYRACUSE, NY 13057

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ARE ONLY INTENDED TO GRAPHICALLY DESCRIBE THE GENERAL NATURE & SCOPE OF THE ENGINEER'S WORK.
FIELD CONDITIONS MUST BE VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION BASED ON THE DRAWINGS.

EXHIBIT 1
DESCRIPTION OF PREMISES
Page 3 of 5



COMPOUND PLAN

NB&C
ENGINEERING
SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(267) 460-0122

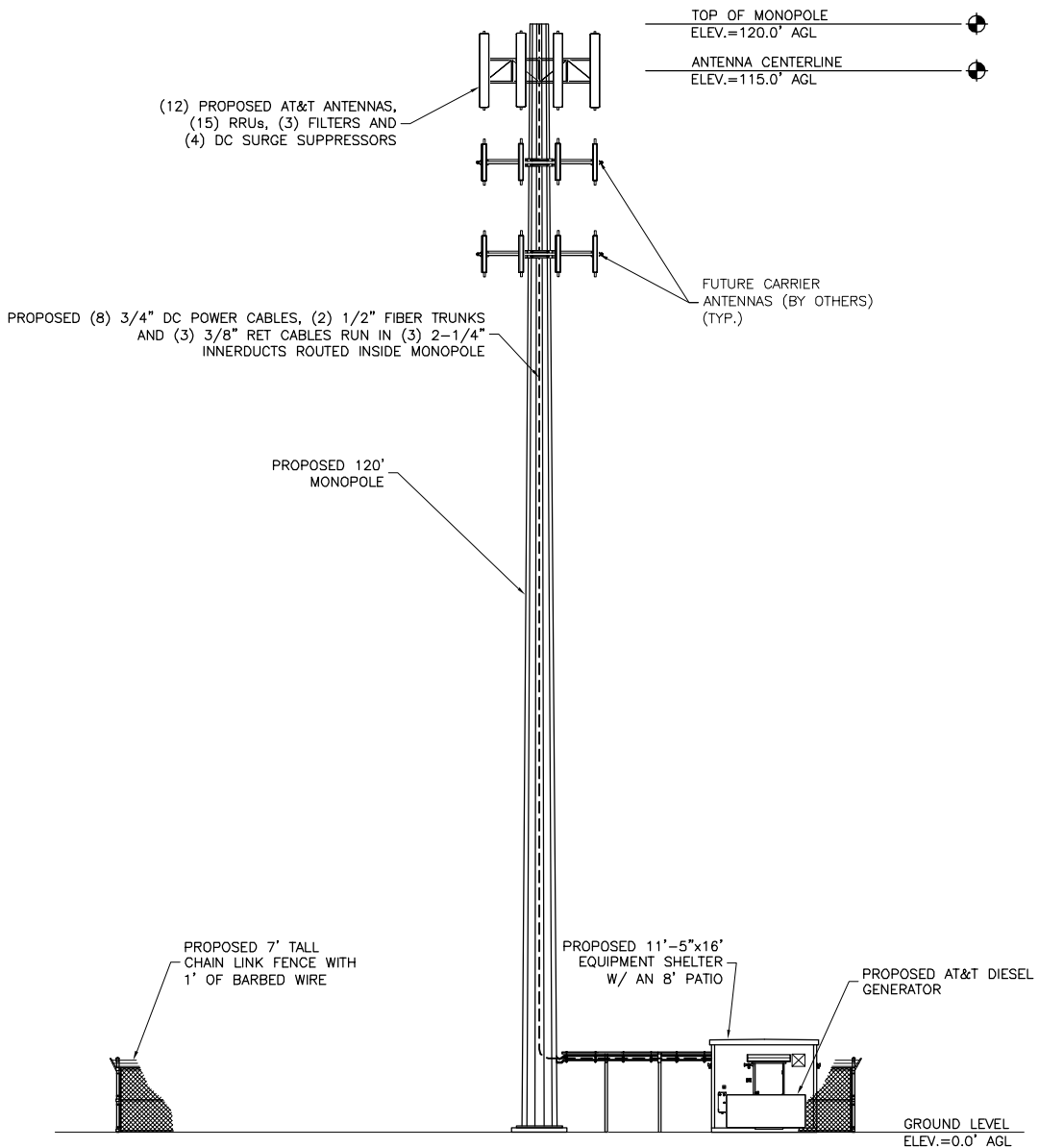
ME5372
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME 04103
CUMBERLAND COUNTY

SUBMITTALS	
PRELIMINARY	09/25/13
REVISED	10/01/13
REVISED	10/04/13

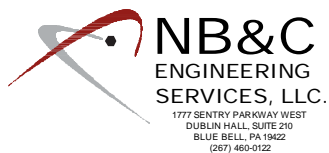
at&t
mobility corp.
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EXHIBIT 1
DESCRIPTION OF PREMISES
Page 4 of 5



ELEVATION



ME5372
 LUCAS TREE
 636 RIVERSIDE STREET
 PORTLAND, ME 04103
 CUMBERLAND COUNTY

SUBMITTALS

PRELIMINARY	09/25/13
REVISED	10/01/13
REVISED	10/04/13



at&t
 mobility corp.

5841 BRIDGE STREET
 EAST SYRACUSE, NY 13067

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EXHIBIT 1
DESCRIPTION OF PREMISES

Page 5 of 5

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the date of this Agreement, is free of hazardous substances except as follows:

1. NONE.

EXHIBIT 12

STANDARD ACCESS LETTER

[FOLLOWS ON NEXT PAGE]

December 9, 2013

Building Staff / Security Staff
Addison Capital, LLC
636 Riverside Street
Portland, ME 04101

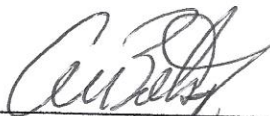
Re: Authorized Access granted to AT&T

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to the leased area. Thank you for your assistance.



Landlord Signature

EXHIBIT 24b

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

MEMORANDUM OF LEASE

Prepared by:

Kristen LeDuc

NB&C

153 Northboro Road

Southboro, MA 01772

Return to: New Cingular Wireless PCS, LLC

Attn: Network Real Estate Administration

575 Morosgo Drive

13-F West Tower

Atlanta, GA, 30324

Re: Cell Site #: ME5372; Cell Site Name: Lucas Tree
Fixed Asset Number: 12934660
State: Maine
County: Cumberland

MEMORANDUM
OF
LEASE

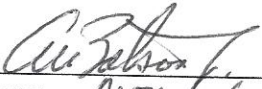
This Memorandum of Lease is entered into on this 16th day of December, 2013, by and between Addison Capital, LLC, a limited liability company having a mailing address of 2 Shady Lane, Falmouth ME 04105 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive, 13-F West Tower, Atlanta, GA 30324 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Land Lease Agreement ("**Agreement**") on the 16th day of December, 2013, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the Effective Date of the Agreement, with four (4) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

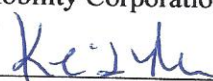
"LANDLORD"

Addison Capital, LLC

By: 
Print Name: ARTHUR W. BATSON
Its: President
Date: 12/11/13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager
By: 
Print Name: Kevin Mason
Its: Area Manager - Construction & Engineering
Date: 12-16-2013

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

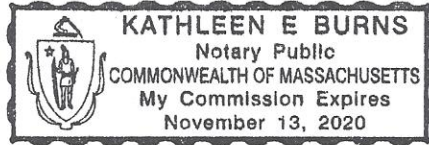
TENANT ACKNOWLEDGMENT

State of Massachusetts

County of Middlesex

The foregoing instrument was acknowledged before me this ____ day of November, 2013
(date) by Kevin L. Mason Area Manager (name of officer, manager or agent, title of officer,
manager or agent) of AT&T Mobility Corporation, manager of New Cingular Wireless PCS, LLC, a Delaware
limited liability company, on behalf of the limited liability company.

[Signature]
(Signature of person taking acknowledgment)



(Title or rank)

(Serial number, if any)

LANDLORD ACKNOWLEDGMENT

1. Individual. For an individual acting in his own right:

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__
(date) by _____ (name of person acknowledged).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

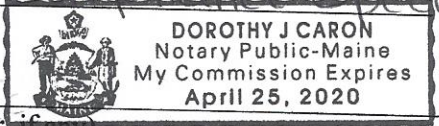
2. Corporation. For a corporation:

State of MAINE
County of Cumberland

The foregoing instrument was acknowledged before me this 11th day of December, 2013
(date) by Dorothy J. Caron (name of officer or agent, title of officer or agent) of
Lucas Tree Experts / Addison Capital (name of corporation acknowledging) a
MAINE (state or place of incorporation) corporation, on behalf of the
corporation.

Dorothy J. Caron
(Signature of person taking acknowledgment)

Acctg Compliance Specialist
(Title or rank)



(Serial number, if any)

3. Partnership. For a partnership:

State of _____
County of _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20__
(date) by _____ (name of acknowledging partner or agent), partner (or agent)
on behalf of _____ (name of partnership), a partnership.

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

4. Principal. For an individual acting as principal by an attorney in fact:

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____,
20__ (date) by _____ (name of attorney in fact) as attorney in fact on behalf
of _____ (name of principal).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

5. Public officer. By any public officer, trustee or personal representative:

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__
(date) by _____ (name and title of position).

(Signature of person taking acknowledgment)

(Title or rank)

(Serial number, if any)

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 5

to the Land Lease Agreement dated December 12, 2013, by and between Addison Capital, LLC, a limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

The Premises are described and/or depicted as follows:

The Premises are described and/or depicted as a 8,100 square foot portion of the following described real estate:

Doc# 56936 Bk:28176 Pg 19

Schedule A

October 7, 2010

DEED DESCRIPTION
FOR
CITY OF PORTLAND, MAINE

2010-029P Riverside Subdivision - Lot 3

A certain lot or parcel of land situated on the westerly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of lot herein and being Lot 3 as shown on "Recording Plat Riverside Subdivision City of Portland, Maine Sept. 1, 2010 Owen Haskell, Inc. Job No. 2010-029P";

Thence, southerly along the westerly sideline of Riverside Street along a curve to the left having a radius of 990.18 feet an arc length of 42.50 feet;

Thence, S 10° 57' 41" W along the westerly sideline of said Riverside street 50.08 feet;

Thence, southerly along the westerly sideline of said Riverside Street along a curve to the left having a radius of 2161.08 feet an arc length of 85.60 feet;

Thence, N 11° 10' 09" E along said street 135.88 feet to lot 4 as shown on said plan;

Thence, the following courses and distances along Lot 4:

N 78° 49' 51" W a distance of 534.92 feet;

N 11° 10' 09" E a distance of 337.50 feet;

S 79° 21' 16" E a distance of 254.83 feet;

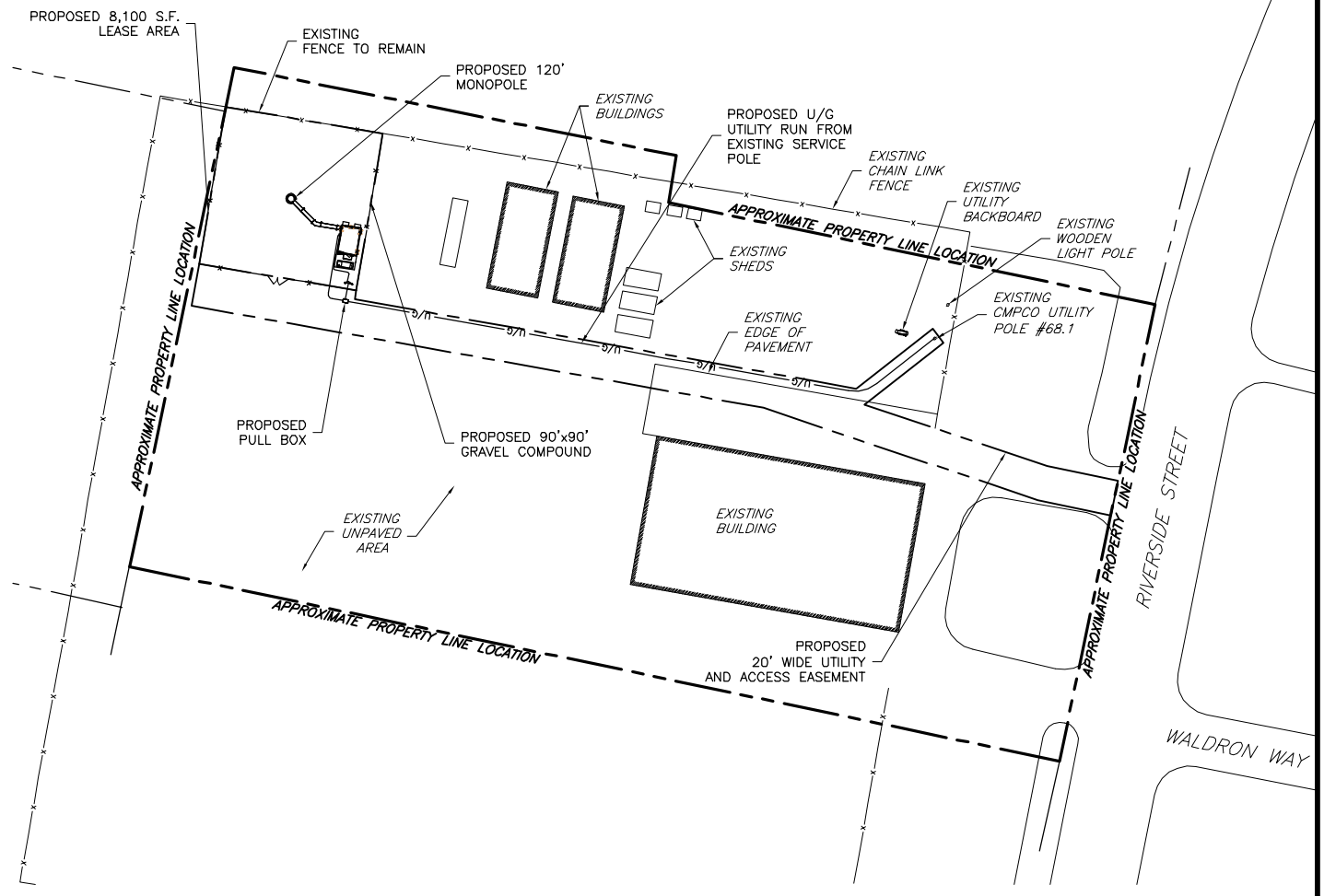
S 10° 38' 44" W a distance of 26.77 feet;

S 79° 00' 30" E a distance of 282.12 feet to the westerly sideline of said Riverside Street and the point of beginning, containing 4.00 Acres.


Received
Recorded Register of Deeds
Oct 15, 2010 02:26:16P
Cumberland County
Pamela E. Loview

EXHIBIT 1
DESCRIPTION OF PREMISES

Page 2 of 5



SITE PLAN



NB&C
ENGINEERING
SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(267) 460-0122

ME5372
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME 04103
CUMBERLAND COUNTY

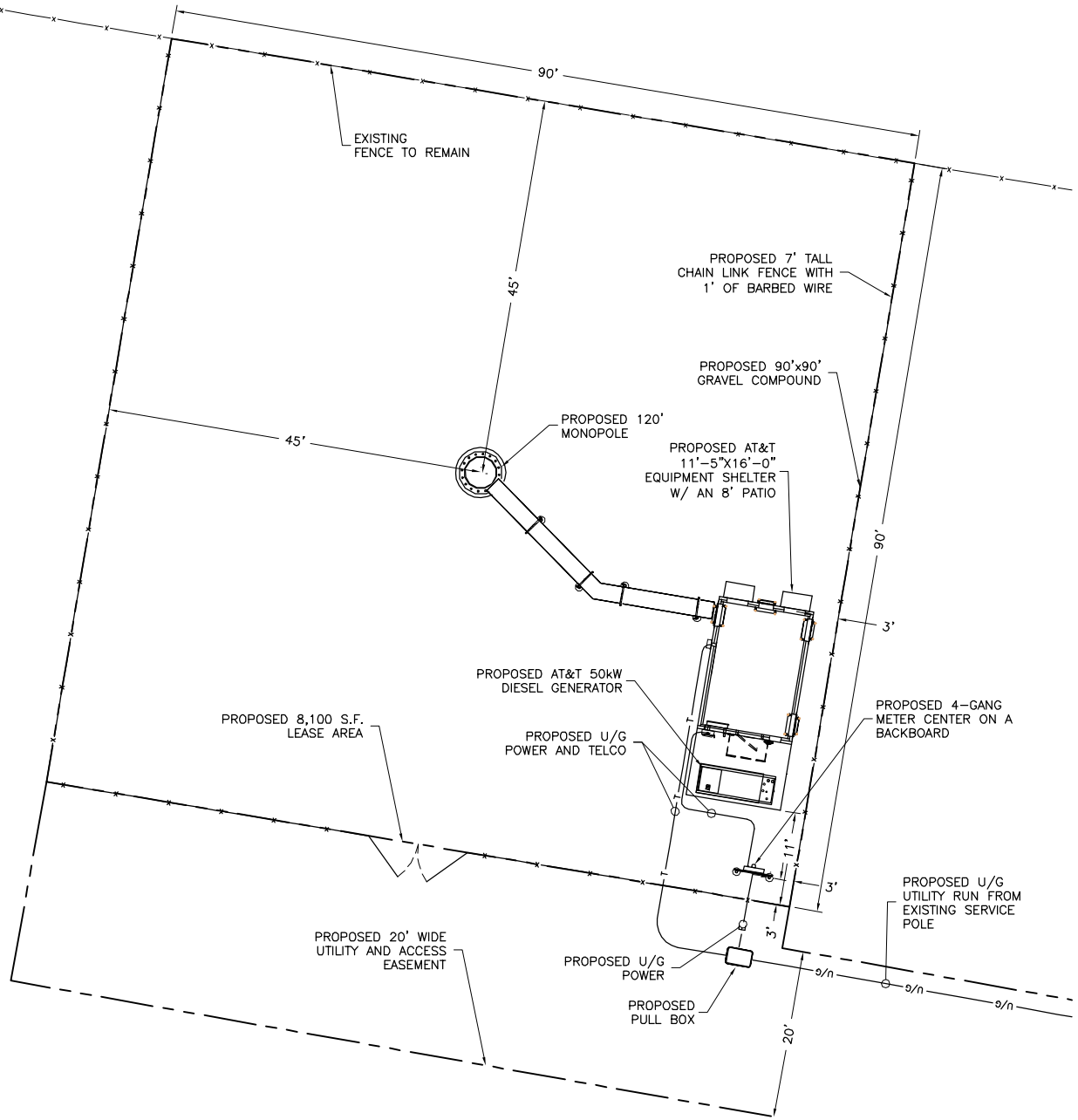
SUBMITTALS	
PRELIMINARY	09/25/13
REVISED	10/01/13
REVISED	10/04/13



at&t
mobility corp.
5841 BRIDGE STREET
EAST SYRACUSE, NY 13057

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EXHIBIT 1
DESCRIPTION OF PREMISES
Page 3 of 5



COMPOUND PLAN

NB&C
ENGINEERING
SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(267) 460-0122

ME5372
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME 04103
CUMBERLAND COUNTY

SUBMITTALS	
PRELIMINARY	09/25/13
REVISED	10/01/13
REVISED	10/04/13

at&t
mobility corp.
5841 BRIDGE STREET
EAST SYRACUSE, NY 13057

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