



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

New England Market, Norton, MA

VIA CERTIFIED MAIL RETURN RECEIPT

September 14<sup>th</sup>, 2017

Saga Communications  
420 Western Avenue  
South Portland, ME 04106

Re: **Standard Communication Site lease Agreement Tower Co-location**  
dated December 28<sup>th</sup> 2006 (the "Agreement"), by and between Saga  
Communications of New England, LP ("Landlord") and T-Mobile Northeast  
LLC ("Tenant") as successor in interest to Omnipoint Communications, Inc.  
Site Number: 4PB0250A (the "Site")  
Site Address: 189 Presumpscot Street, Portland, Maine (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 29<sup>th</sup>, 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. This Consent Letter does not replace a construction NTP, Landlord reserves the right to review results of the structural analysis prior to allowing permission for construction to commence.

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](mailto: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

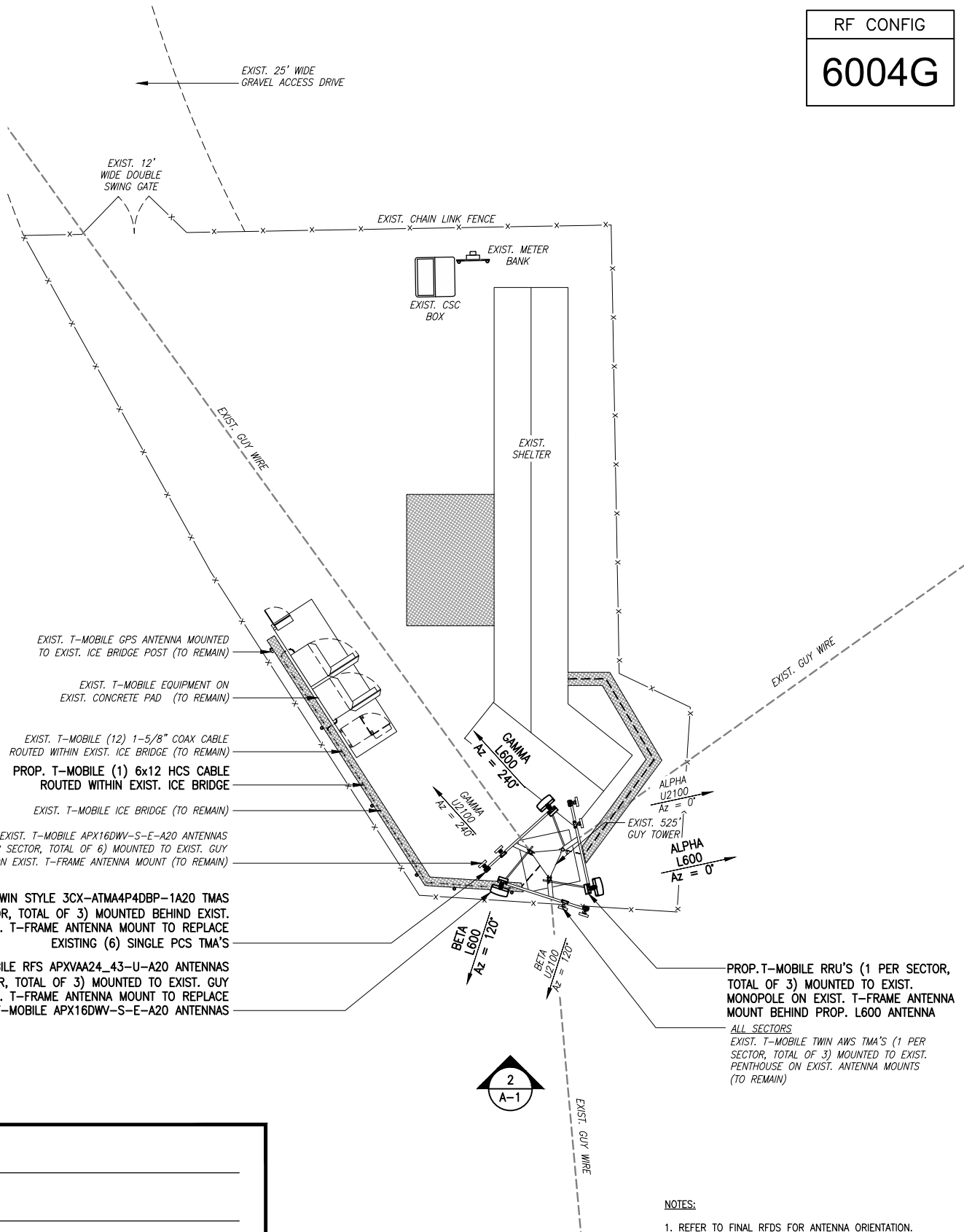


**Acknowledged, Accepted and Agreed:**  
**Saga Communications**

By: \_\_\_\_\_ *President Saga Comm of NE, LLC*

Date: 9/15/17

Please confirm a contact name, telephone number and email address for Saga Communications of New England so T-Mobile can schedule the necessary work.



LEASING: \_\_\_\_\_

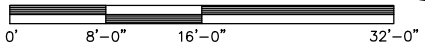
ZONING: \_\_\_\_\_

RF ENGINEER: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

**COMPOUND PLAN**

SCALE: 1/16" = 1'-0"



**NOTES:**

- REFER TO FINAL RFDS FOR ANTENNA ORIENTATION.
- EQUIPMENT SPECIFICATIONS AND UTILITY EASEMENTS AS REQUIRED BY TELCO AND POWER COMPANY.
- ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE STRUCTURAL & RF ENGINEERS. LOCATIONS OF POWER & TELEPHONE FACILITIES ARE SUBJECT TO APPROVAL BY UTILITY COMPANIES.

**CHAPPELL ENGINEERING ASSOCIATES, LLC**  
Civil • Structural • Land Surveying

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

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	07/21/17	LEASE FINAL	DLW	JMT	JMT
0	07/20/17	LEASE EXHIBIT	DLW	JMT	JMT
NOT TO SCALE					
DESIGNED BY: JMT		DRAWN BY: DLW			

4BP0250A  
PRESUMPSCOT RADIO TOWER  
189 PRESUMPSCOT STREET  
PORTLAND, ME 04101

COMPOUND PLAN				
PROJECT NO.	SHEET NAME	SHEET NO.	DATE	REV
1714.004	L-1	1 OF 2	07/21/17	1

● TOP OF EXIST. GUY TOWER  
EL. = 525'-0"± AGL

● EXIST. T-MOBILE (6) ANTENNAS  
EL. = 150'-0"± AGL

● PROP. T-MOBILE (3) ANTENNAS  
EL. = 150'-0"± AGL

PROP. T-MOBILE RFS APXVAA24\_43-U-A20 ANTENNAS  
(1 PER SECTOR, TOTAL OF 3) MOUNTED TO EXIST. GUY  
TOWER ON EXIST. T-FRAME ANTENNA MOUNT TO REPLACE  
EXISTING T-MOBILE APX16DWV-S-E-A20 ANTENNAS

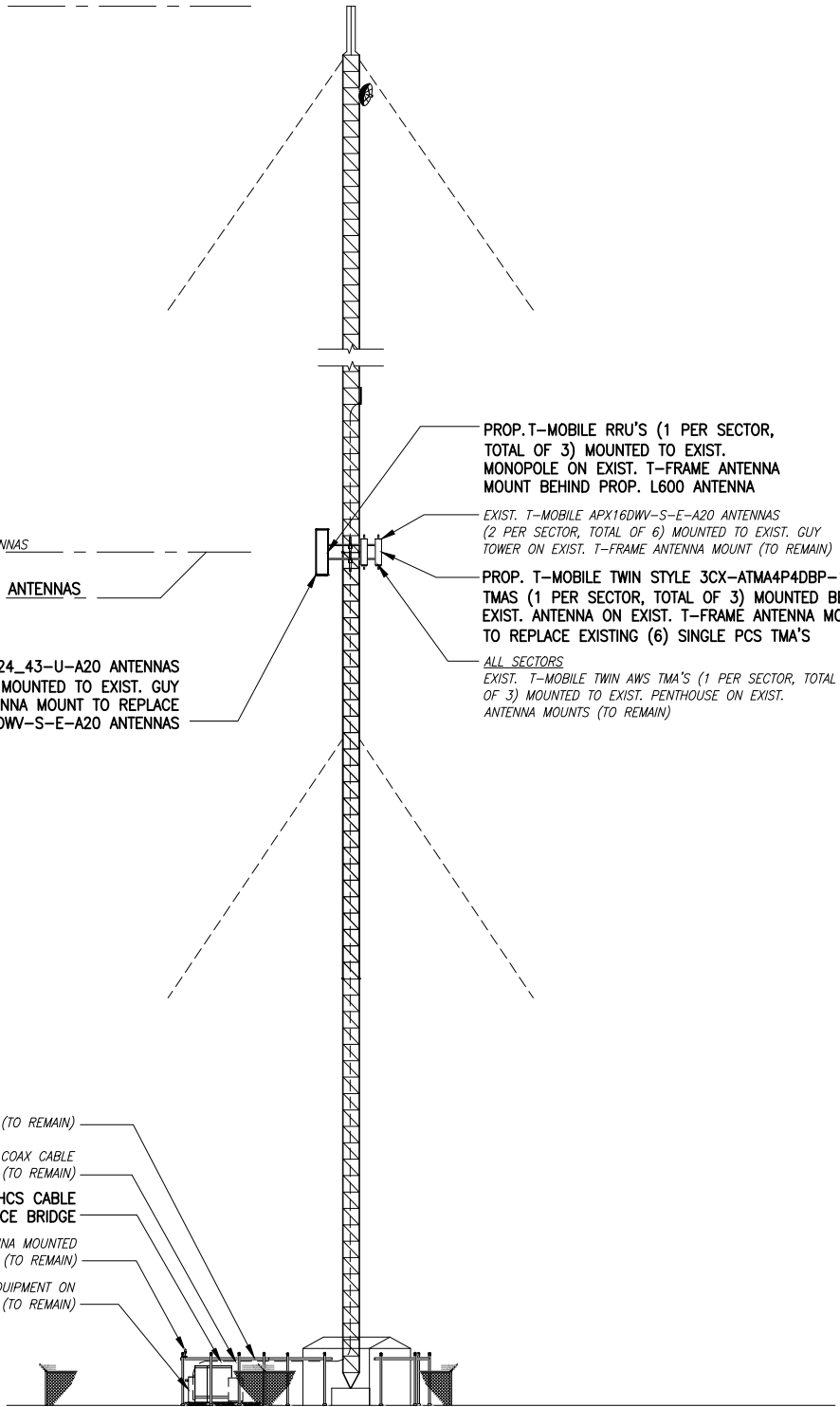
PROP. T-MOBILE RRU'S (1 PER SECTOR,  
TOTAL OF 3) MOUNTED TO EXIST.  
MONOPOLE ON EXIST. T-FRAME ANTENNA  
MOUNT BEHIND PROP. L600 ANTENNA

EXIST. T-MOBILE APX16DWV-S-E-A20 ANTENNAS  
(2 PER SECTOR, TOTAL OF 6) MOUNTED TO EXIST. GUY  
TOWER ON EXIST. T-FRAME ANTENNA MOUNT (TO REMAIN)

PROP. T-MOBILE TWIN STYLE 3CX-ATMA4P4DBP-1A20  
TMA'S (1 PER SECTOR, TOTAL OF 3) MOUNTED BEHIND  
EXIST. ANTENNA ON EXIST. T-FRAME ANTENNA MOUNT  
TO REPLACE EXISTING (6) SINGLE PCS TMA'S

ALL SECTORS  
EXIST. T-MOBILE TWIN AWS TMA'S (1 PER SECTOR, TOTAL  
OF 3) MOUNTED TO EXIST. PENTHOUSE ON EXIST.  
ANTENNA MOUNTS (TO REMAIN)

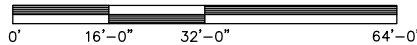
EXIST. T-MOBILE ICE BRIDGE (TO REMAIN)  
EXIST. T-MOBILE (12) 1-5/8" COAX CABLE  
ROUTED WITHIN EXIST. ICE BRIDGE (TO REMAIN)  
PROP. T-MOBILE (1) 6x12 HCS CABLE  
ROUTED WITHIN EXIST. ICE BRIDGE  
EXIST. T-MOBILE GPS ANTENNA MOUNTED  
TO EXIST. ICE BRIDGE POST (TO REMAIN)  
EXIST. T-MOBILE EQUIPMENT ON  
EXIST. CONCRETE PAD (TO REMAIN)



LEASING: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
RF ENGINEER: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_

**ELEVATION PLAN**

SCALE: 1/32" = 1'-0"



1  
L-2

**NOTES:**

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0	07/20/17	LEASE EXHIBIT	DLW	JMT	JMT
NOT TO SCALE			DESIGNED BY: JMT	DRAWN BY: DLW	

**ELEVATION PLAN**

PROJECT NO.	SHEET NAME	SHEET NO.	DATE	REV
1714.004	L-2	2 OF 2	07/21/17	1