

LEASE SCHEDULE

[REDACTED]

This Lease Schedule is dated as of Oct. 29th 2015, and entered into by and between Verizon New York Inc. ("Landlord") and New York SMSA Limited Partnership d/b/a Verizon Wireless ("Tenant"). The terms of the Master Lease Agreement dated as of May 1, 2014 by and between Landlord and Tenant (the "Agreement"), are hereby incorporated by reference. The Lease for the Premises described below consists of this Lease Schedule and the Agreement, together with any exhibits attached to this Lease Schedule. In the event of a conflict between the terms of the Agreement and the terms of this Lease Schedule, the terms of the Agreement shall control.

Building: [REDACTED]
(check one): Central Office Non-Central Office

Premises: A portion of (i) the 4th floor of the Verizon central office ("4th Floor Space"), (ii) horizontal and vertical space for cables and conduits (the "Cable Space"), (iii) an exterior portion of the stair/elevator Penthouse building façade ("Exterior Space") as further depicted in Exhibit 1 to this Lease Schedule.

Approximate Square Footage: [REDACTED]

Parking Spaces: Tenant shall have the right to use 0 parking spaces during the term. The cost for each such parking space shall be as follows: N/A.

Term: Five (5) years.

Commencement Date: October 1, 2015

List any Contingencies to the effectiveness of this Lease Schedule (including any ILEC regulatory approvals), and each Party's rights upon the failure of any such contingency: Payment in full of all NRC and Make Ready Work charges set forth in this Lease Schedule.

Expiration Date: The day before the Fifth anniversary of the Commencement Date, as such day may be extended in accordance with Section 3.2.

Option(s) to Extend: This Lease Schedule shall automatically be extended for four (4) additional five (5) year terms (each, an "Extension Term") unless earlier terminated in accordance with the Agreement or unless Tenant terminates it at the end of the

then current term by giving Landlord written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

Base Rent: [REDACTED] per month.
[REDACTED]

Permitted Use: Tenant is permitted to utilize the Premises only for the specific use granted of installing and operating network equipment used by Tenant to provide CMRS service.
NEBS Compliance Required? Yes No

Exterior Signage: No exterior building signage will be installed except for RF Signage as required by law. Tenant shall label all vertical cable conduits between the Premises and the roof.

Utilities: Landlord shall provide the following Utilities to Tenant, the cost of which shall be paid by Tenant as provided in the Lease, unless expressly provided otherwise: cable, internet access, gas, phone and satellite.
Tenant shall be responsible for providing the following Utilities, at its sole cost and expense: cable, internet access, gas, phone and satellite.

AC Power Provided: Yes No

Number of Kilowatt Hours per month for AC Power: [REDACTED]

AC Power Charge: [REDACTED]

DC Power Provided: Yes No

DC Power Amps: [REDACTED]

DC Power Charge: [REDACTED]

Access. In order to provide for the necessary security for Landlord's telecommunications equipment in the Building, Tenant and its employees, agents, contractors and visitors shall have ingress and egress to and from the Premises only as follows: Ingress to the Premises shall be through the South 6th Avenue lobby entrance of the building leading to the 4th Floor Space, as noted in Exhibit 1 to this Lease Schedule.

Roof Access (if any): Escorted access will be required from the entrance to the Premises to the roof @ \$15.09/quarter hour and \$15.09 for each quarter hour or fraction thereof as required.

Tenant Equipment: Tenant shall have the right (subject to any approval rights granted to Landlord herein) to install the equipment listed in Exhibit 2 hereto.

Alterations: The Parties hereby agree to the initial Alterations as defined in the Work Letter attached hereto as Exhibit 3 hereto.

Non-Recurring Charges (NRC): All Non-Recurring Charges for Premises preparation and set up performed by Landlord per Exhibit 3 and NRC items as listed below. All NRC fees shall be payable as invoiced upon execution of this Lease Schedule, except for any Application for Lease Space and Application Processing fees already paid by the Tenant.

1. Application for Lease Space - \$5,000.00
2. Application Processing – Engineering and Implementation - \$3,436.00
3. DC Power Cabling and Fusing (per DC Cable) - [REDACTED]
4. POT Bay Frame - \$902.22
5. SAC POT Bay Termination (per 12 fibers) - \$588.00
6. SAC Cable and Frame Termination (per 12 fibers) - \$3,678.65
7. Make Ready Work¹ (Landlord's site preparation of the Lease Premises) - [REDACTED]
8. Ground Bar (\$1,791.15/ea) – Qty. 1 - \$1,791.15
9. Ground Wire (\$22.65/ea) – Qty. 1 - \$22.65

Monthly Recurring Charges (MRC): All Monthly-Recurring Charges performed by Landlord per Exhibit 3 as listed below. All MRC, Base Rent and power charges shall be payable by Tenant beginning on the Commencement Date and as invoiced by the Landlord.

1. POT Bay Frame - \$22.81
2. SAC POT Bay Termination (per 12 fibers) - \$2.35
3. SAC Cable and Frame Termination (per 12 fibers) - \$16.21
4. Multiplexing Node Preparation (per 400 square feet) – \$508.91

¹ The Make Ready Work charge listed in this Lease Schedule is an estimate of Landlord's customary and ordinary time and material rates plus any additional out-of-pocket costs for completion of the Alterations listed in Exhibit 3. This estimated charge shall be subject to true-up based on Landlord's validation upon completion of the Alterations.

Notice Addresses.

Notice to Landlord: Verizon Global Real Estate
Attn: Lease Administration
7701 E. Telecom Parkway
Mail Code: FLTDSB1W
Temple Terrace, FL 33637

Notice to Tenant: Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921
Attn: Network Real Estate

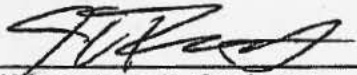
With a copy to: Verizon Wireless
100 Southgate Pkwy
Morristown, NJ 07960
Attn: Area General Counsel


The Parties have duly executed this Lease Schedule as of the date first above written.

VERIZON NEW YORK INC.:

**NEW YORK SMSA LIMITED
PARTNERSHIP, d/b/a VERIZON
WIRELESS**

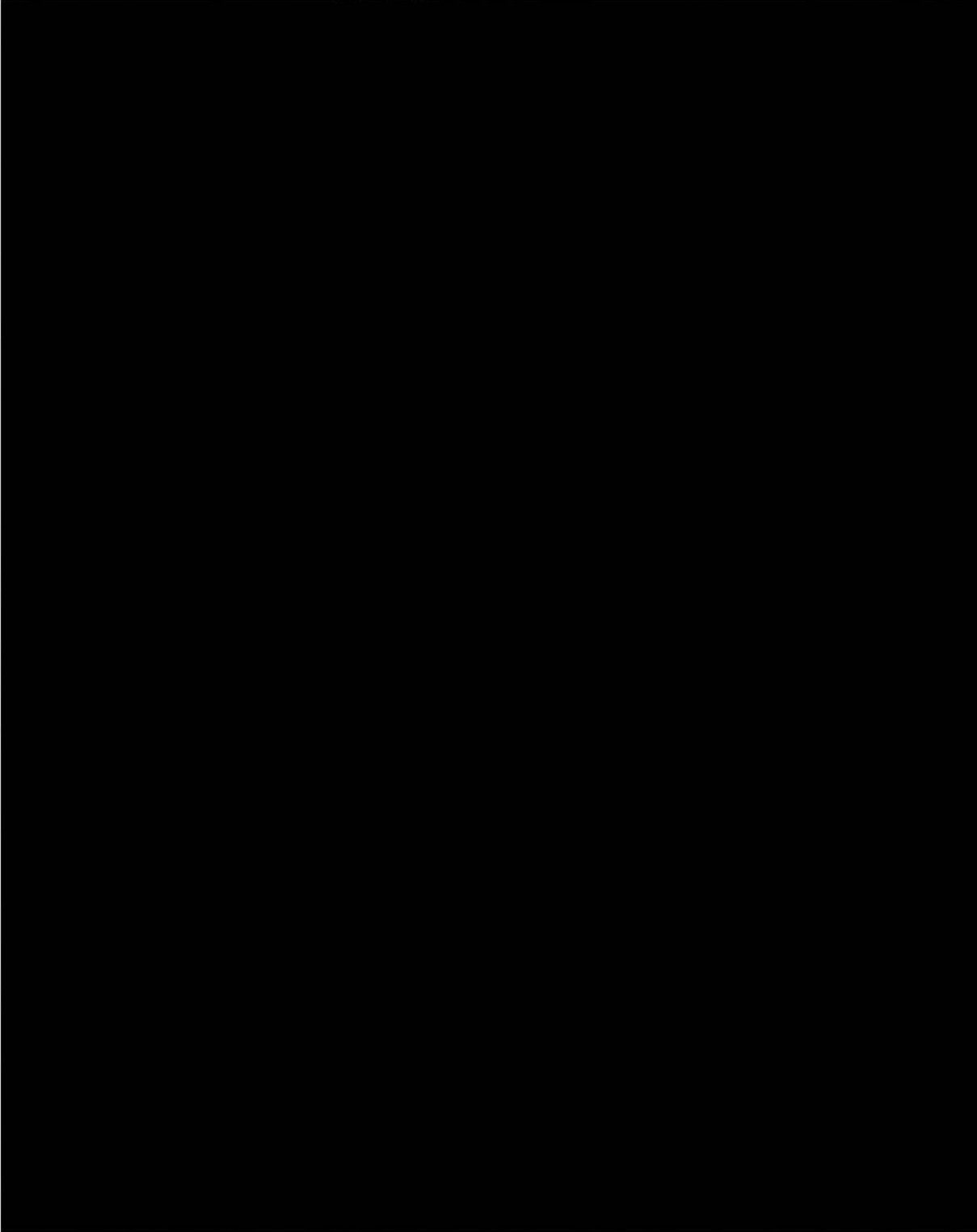
By: Celco Partnership, its General Partner

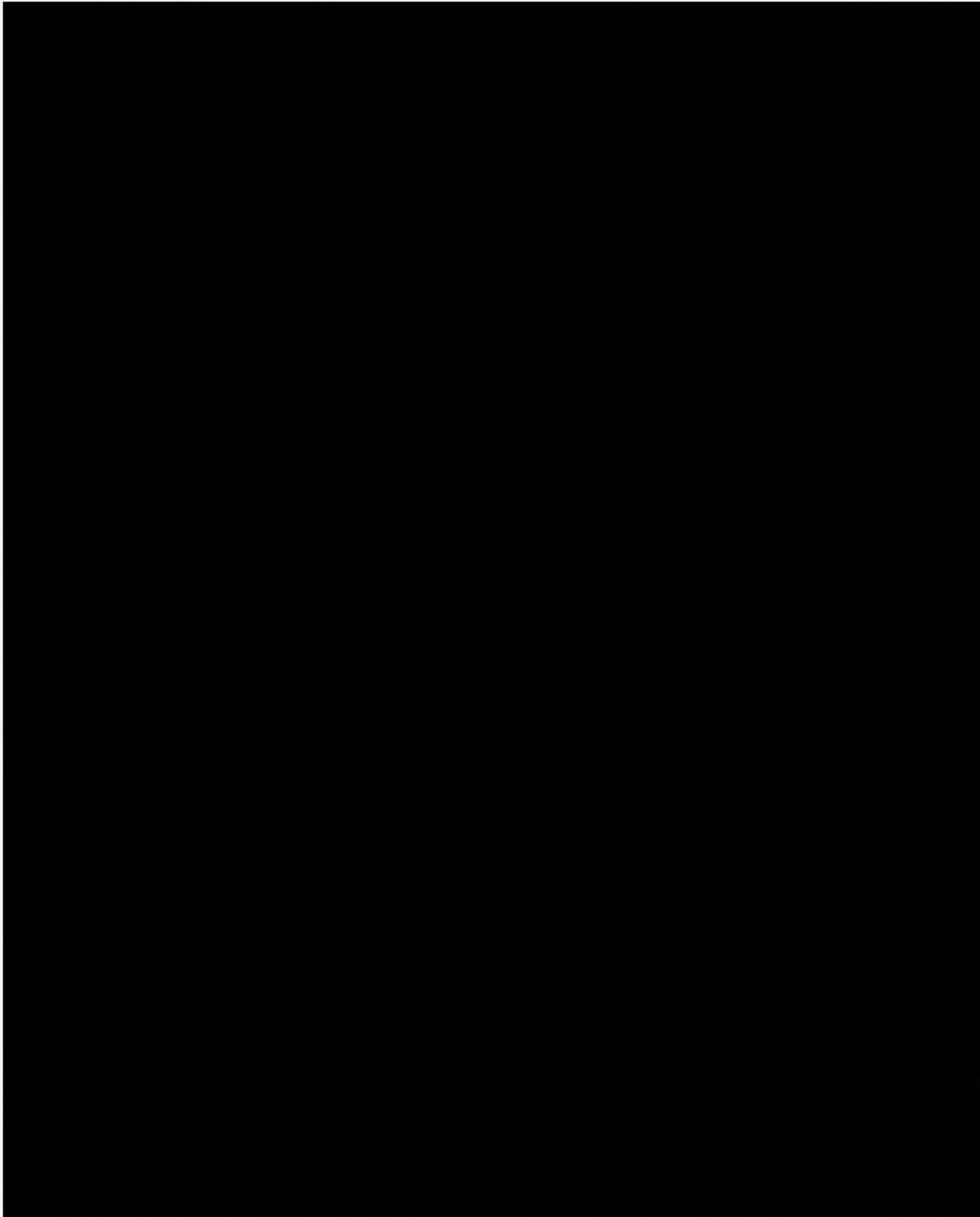
By: 
Printed Name: James E. Tousignant
Title: Director, Global Real Estate Portfolio Mgmt.

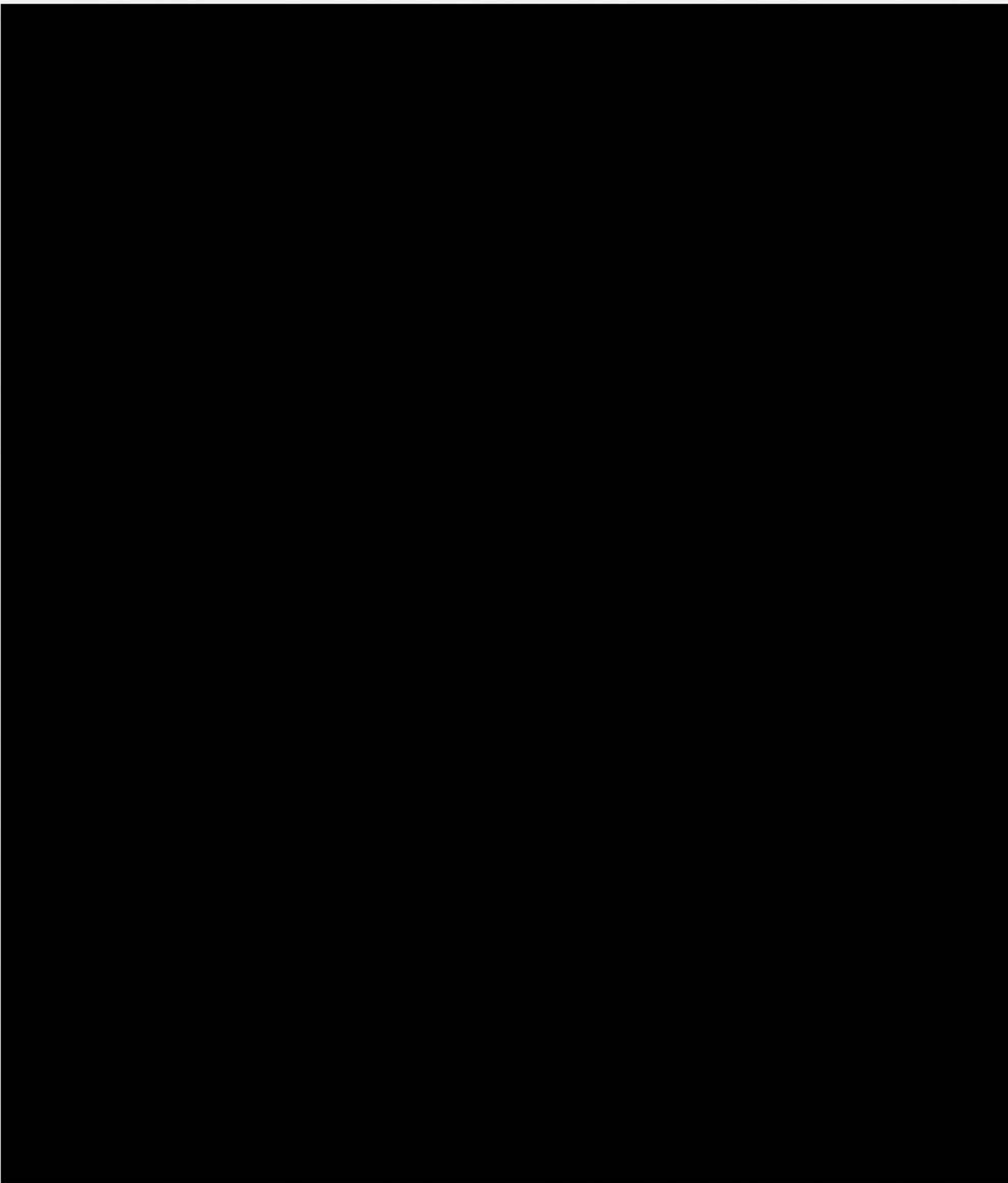
By: 
Printed Name: David R. Heverling
Title: Area Vice President Network

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Exhibit 1 to Lease Schedule







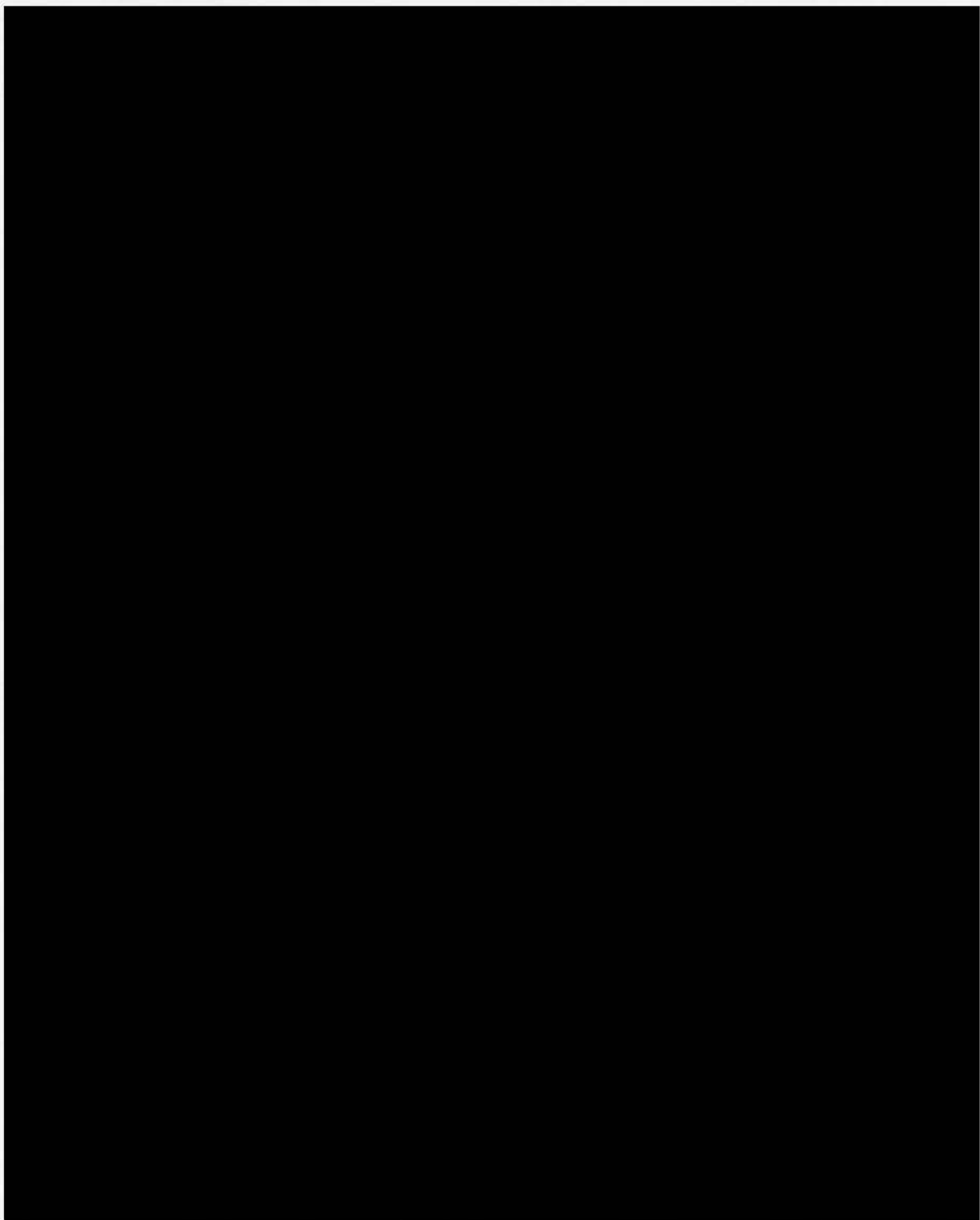


Exhibit 2 to Lease Schedule

Tenant's Equipment

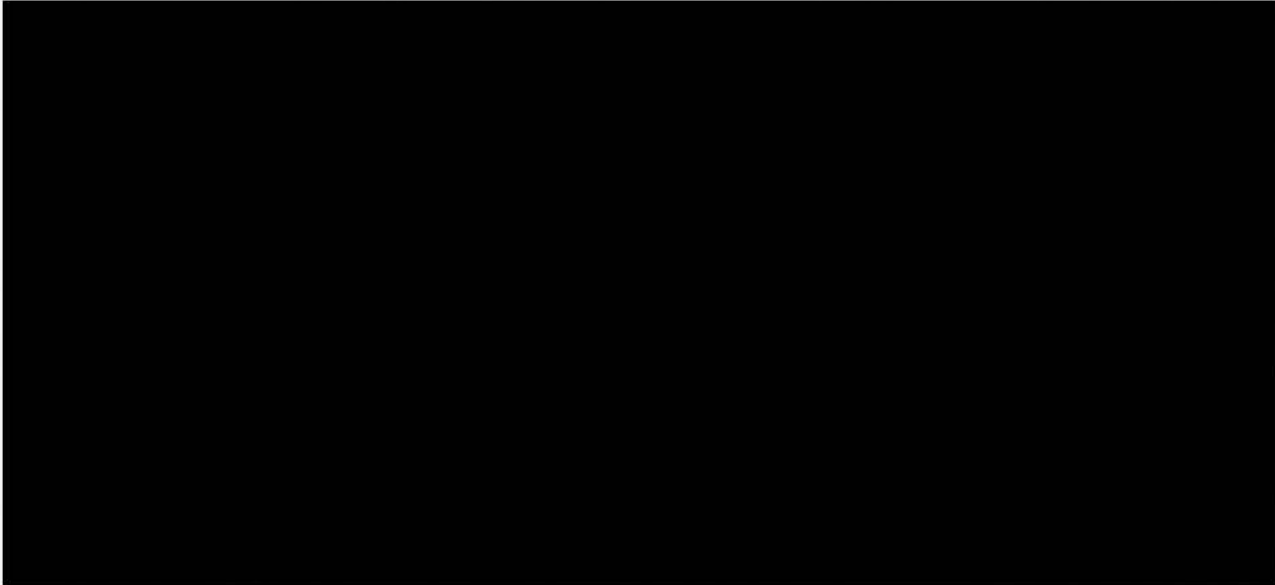


Exhibit 3 to Lease Schedule

Alterations

