

LEASE SCHEDULE



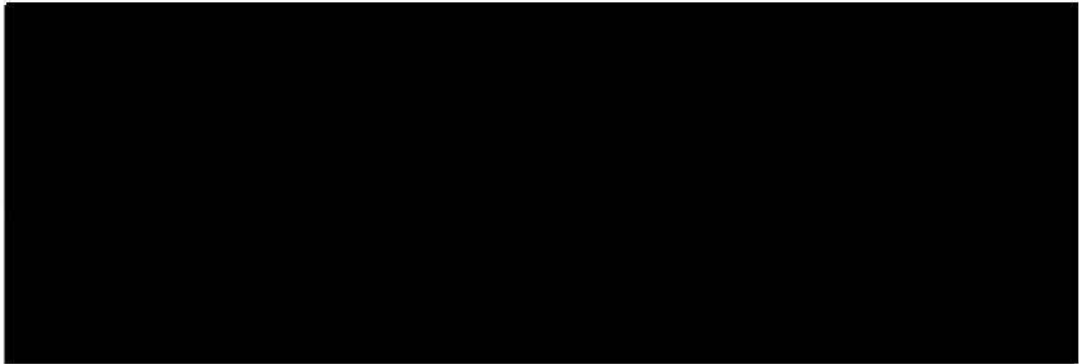
This Lease Schedule is dated as of Oct. 6th, 2017, and entered into by and between Verizon New York Inc. ("Landlord") and Cellco Partnership d/b/a Verizon Wireless ("Tenant"). The terms of the Master Lease Agreement dated as of May 1, 2014 by and between Landlord and Tenant (the "Agreement"), are hereby incorporated by reference. Tenant, by its signature below, agrees, and acknowledges that the Lease for the Premises described below is subject to the terms and conditions of the Agreement, which 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:



(check one): Central Office Non-Central Office

Premises:



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: The Commencement date shall be the first day of the month after the earlier of: (a) the date Tenant accepts the Premises; or (b) thirty (30) calendar days after Landlord provides notice to Tenant that the Premises are ready for occupancy. If during the 30-day notice period Tenant identifies any deficiency(ies) that prevents Tenant from taking occupancy of the Premises, the Commencement Date shall be the first day of the month after Landlord has corrected such deficiency(ies) and made the Premises ready for occupancy. Notwithstanding the foregoing, if the Commencement Date has not occurred on or before the date that is twenty four (24) months after the date of this Lease Schedule, then this Lease Schedule shall automatically terminate as of such date and be of no further force or effect unless the Parties mutually agree in writing to extend such twenty-four (24) month period.

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 of the Agreement.

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]

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 X 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:
AC Power for Antennas and associated equipment.

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 X No _____

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

AC Power Charge: [REDACTED]

DC Power Provided: Yes _____ No X

DC Power Amps: N/A

DC Power Charge: \$0/month.

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 main entrance door of the building via the elevator to the [REDACTED]
[REDACTED] as noted in Exhibit I to this Lease Schedule.

Roof Access (if any): Escorted access from the entrance to the Premises to the roof @ \$15.09/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. POT Bay Frame - \$902.22
4. SAC POT Bay Termination (per 12 fibers) - \$588.00
5. SAC Cable and Frame Termination (per 12 fibers) - \$3,678.65
6. Make Ready Work ¹ (Landlord's site preparation of the Lease Premises) - REDACTED
7. Ground Bar (\$1,791.15/ea) – Qty. 1 - \$1,791.15
8. 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

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.:

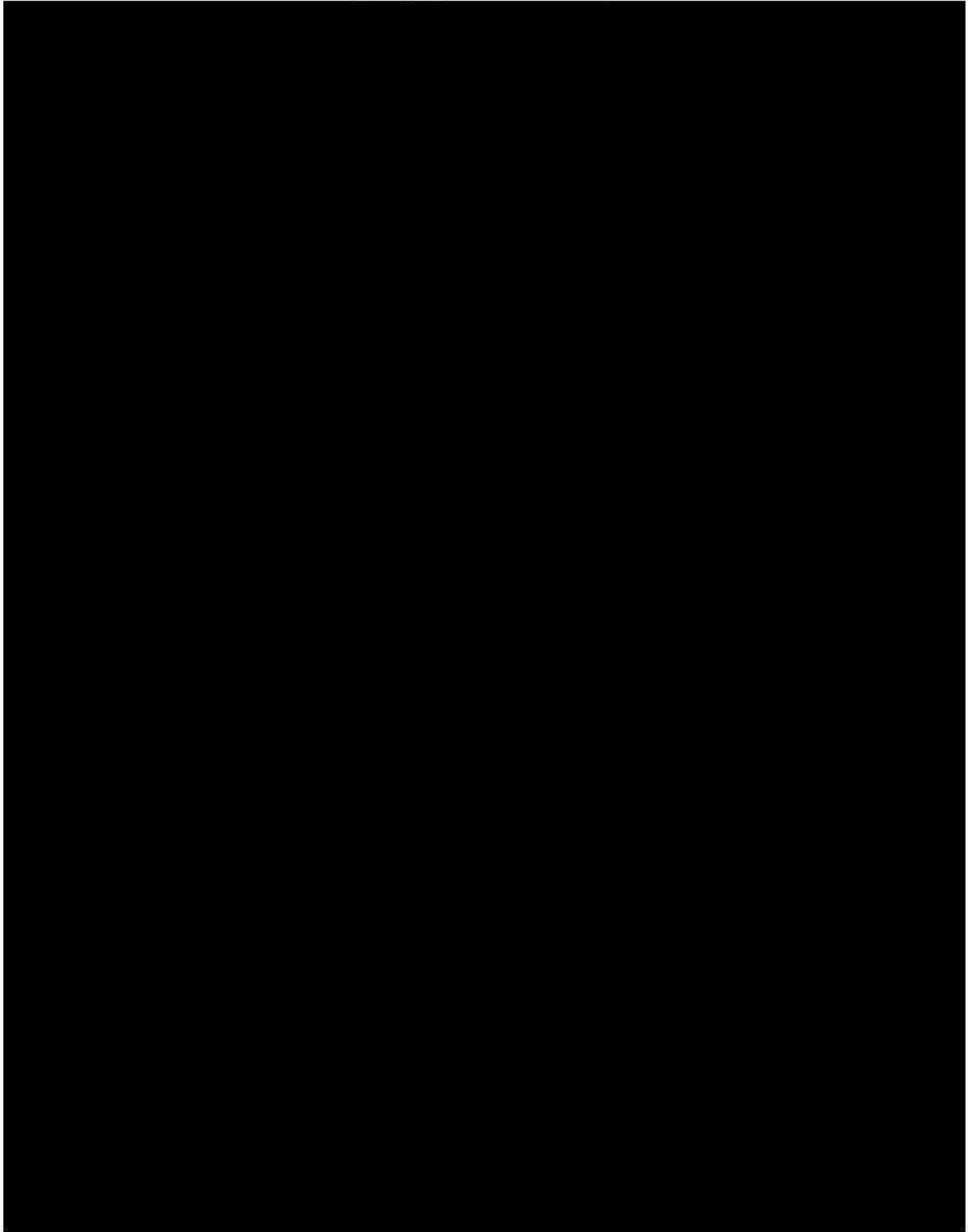
By: 
Printed Name: James E. Tousignant
Title: Director, Global Real Estate Portfolio Mgmt.

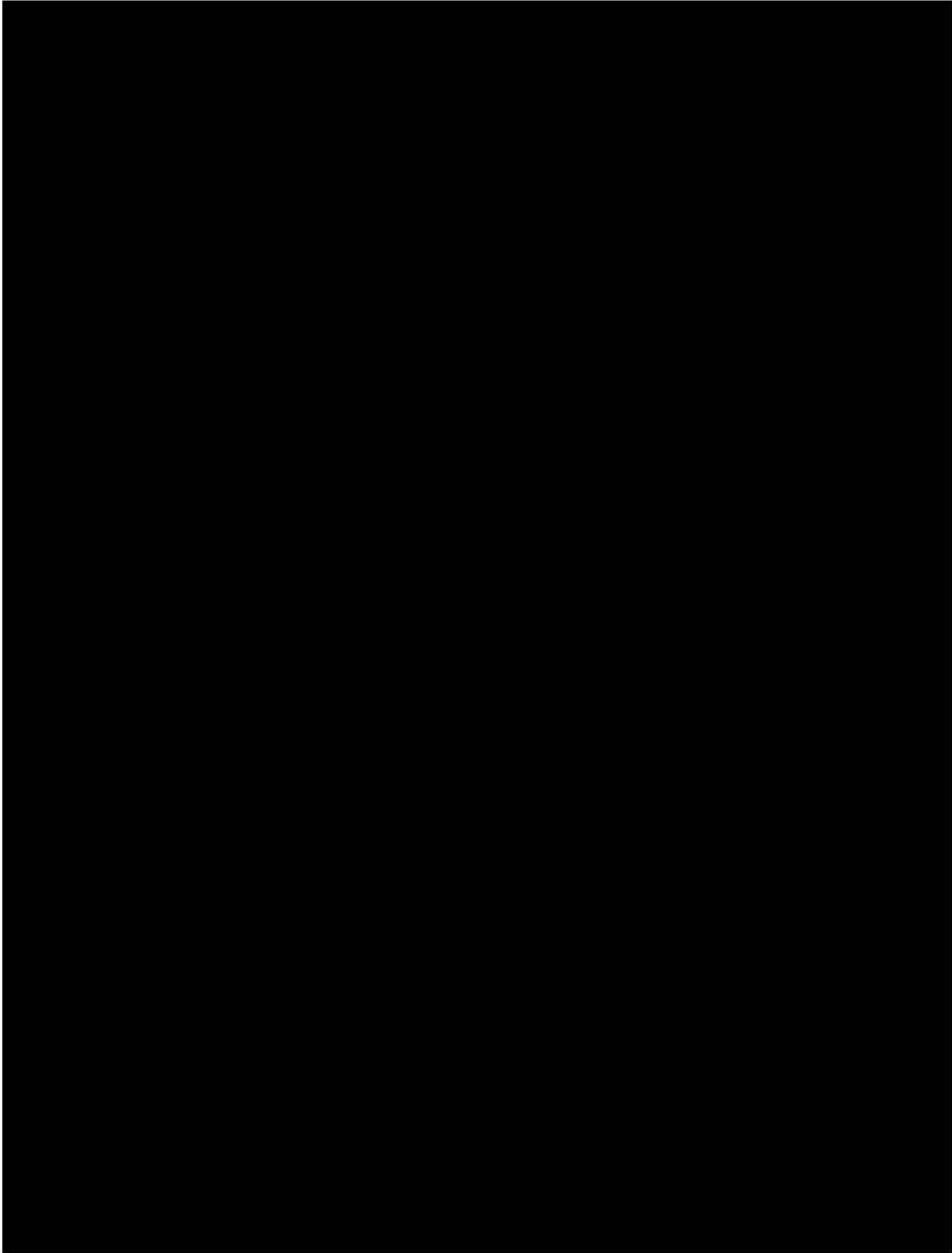
**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS:**

By: 
Printed Name: Jacque Vallier
Title: Executive Director - Network Field Engineering

10-2-17

Exhibit 1 to Lease Schedule





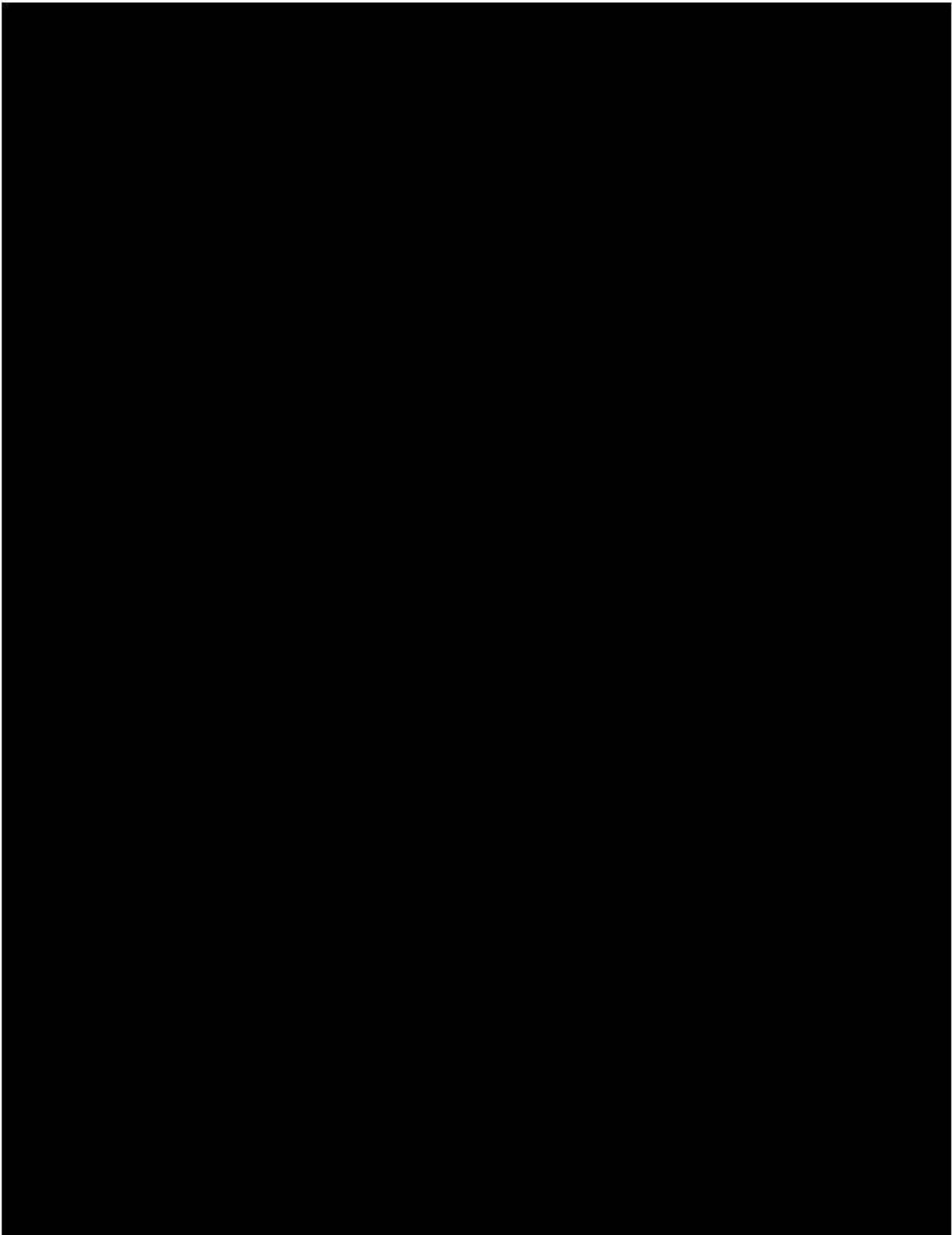


Exhibit 2 to Lease Schedule

Tenant's Equipment



Exhibit 3 to Lease Schedule

Alterations

