

EXHIBIT A — SCOPE OF WORK

Attached to and incorporated into the Communications Site Lease Agreement between the City of Chipley, Florida (“Lessor”) and SOM1101 LLC d/b/a Wildstar Networks (“Lessee”)

1. Purpose

This Exhibit A describes the work Lessee will perform at the Facility under Section 6 of the Lease. It is provided so that Lessor has a complete written record of what will be installed, where it will be installed, and how the work will be sequenced and closed out. In the event of any conflict between this Exhibit A and the Lease, the Lease shall control.

2. Site Identification

Site Name / ID	Chipley Lattice
Structure Type	Existing self-support lattice tower
Overall Structure Height	250 feet AGL
Site Address	1044 US-90, Chipley, FL 32428
Coordinates	30. 778970 <u>781835</u> ° N / -85. 526612 <u>522129</u> ° W
Lessor	City of Chipley, Florida
Lessee	SOM1101 LLC d/b/a Wildstar Networks
Lease Dated	August 7, 2026

3. Summary of Work

Lessee will install a fixed-wireless broadband base station on the existing self-support lattice tower, together with microwave backhaul links to Lessee’s adjacent network sites and a ground-mounted equipment cabinet at the base of the tower. The installation replaces Lessee’s existing equipment on Lessor’s “Chipley” water tower, which will be removed after the new site is placed in service. No modification to the tower structure itself is contemplated; all antenna mounting is by clamped pipe attachment to existing tower members.

4. Equipment Schedule

Item	Equipment	Qty	Mounting Elevation
1	Tarana base node radio (BN)	4	~230 ft AGL centerline
2	Microwave backhaul antenna	Up to 4	As required for clear line of sight; above or below the BN <u>centerline within 150-240 ft AGL per</u> <u>Section 4 of the Lease</u>

Item	Equipment	Qty	Mounting Elevation
3	Outdoor equipment cabinet	1	Grade, on 3' × 3' concrete pad
4	Mounting pipe — 2" rigid, with pipe-to-pipe clamps	As req'd	At each antenna position
5	Transmission line / optical fiber / low-voltage cable	As req'd	Tower face to cabinet, on approved pathway
6	Grounding kit — wire, bus bar, clamps, rods	As req'd	Tower and grade
7	Electrical service — meter, disconnect, panel, conduit	1	Grade, adjacent to cabinet

Maximum microwave antenna diameter: 36 inches. Final antenna count, azimuths, and elevations will be confirmed by the structural and mount analysis described in Section 8 below.

5. Mounting Arrangement

All antennas and radios will be mounted using industry-standard pipe-to-pipe clamps and two-inch (2") rigid pipe. Vertical pipe standoffs will be clamped to existing tower members, with the base node radios and microwave antennas attached to those standoffs. No welding, drilling, cutting, or other modification of tower members will be performed, and no attachment will be made to any Lessor antenna, mount, or cable.

Final antenna azimuths, mounting positions, and standoff lengths will be established by the structural and mount analysis described in Section 8 and confirmed with Lessor before installation.

6. Mounting Elevations

The Tarana base nodes will be installed at a centerline of approximately two hundred thirty (230) feet AGL, selected to maximize coverage across the service area. Microwave backhaul antennas will be installed at the elevations necessary to establish and maintain clear line of sight to the connecting towers; some may be mounted below the base node centerline and others at lower elevations on the tower, provided that no antenna will be mounted above two hundred forty (240) feet AGL or below one hundred fifty (150) feet AGL without Lessor's prior written consent, consistent with Section 4 of the Lease.

Lessee will confirm the final base node centerline and each backhaul antenna elevation with Lessor in writing before installation, and will record the as-installed elevations in the as-built documentation furnished under Section 14.

7. Ground Equipment, Cabinet Pad, and Electrical Service

- Lessee will install one (1) outdoor equipment cabinet on a three-foot by three-foot (3' × 3') concrete pad at the base of the tower, within the nine (9) square feet of ground space provided under Section 3 of the Lease.
- Lessee will obtain a separate electrical service to the site for its exclusive use, including meter socket, disconnect, panel, conduit, and branch circuits, at Lessee's sole cost and expense, including all permit costs.
- Transmission line, optical fiber, and low-voltage cabling will be routed from the antennas to the cabinet along the cable pathway provided under Section 4 of the Lease, supported at intervals consistent with manufacturer requirements.
- All Lessee equipment will be grounded and bonded to the Facility's existing grounding electrode system in accordance with NFPA 70 and applicable industry practice. Lessee will not compromise or disconnect any existing ground path serving Lessor's equipment.

8. Pre-Construction Submittals

Lessee will furnish the following to Lessor before mobilizing to the site:

- A structural analysis of the tower and a mount analysis, each prepared and sealed by a professional engineer licensed in the State of Florida, demonstrating that the tower can support the equipment described in Section 4 in accordance with ANSI/TIA-222. Lessee will not commence installation until Lessor has received ~~this analysis~~ and approved this analysis, such approval not to be unreasonably withheld or delayed.
- A certificate of insurance evidencing the coverage required under Section 13 of the Lease, naming Lessor as an additional insured.
- Copies of any building, electrical, or right-of-way permits required for the work.
- Contact information for Lessee's site supervisor and any contractor performing work at the Facility.

9. Construction Sequence and Schedule

Work is anticipated to begin within 7 days after the Commencement Date and to be substantially complete within 90 days after work begins. The anticipated sequence is:

- Structural and mount analysis; submittals to Lessor.
- Pad construction, electrical service installation, and cabinet placement at grade.
- Tower work: mount installation, antenna and radio installation, cable installation, grounding and bonding.
- Alignment of microwave backhaul links and commissioning.
- Turn-up and placement in service.
- Removal of Lessee's equipment from Lessor's "Chipley" water tower (Section 12 below).

10. Site Access and Coordination

Lessee has access to the Facility twenty-four (24) hours per day, seven (7) days per week, unescorted, under Section 16 of the Lease. ~~During construction~~Except for emergency repairs requiring immediate access, Lessee will provide Lessor with at least twenty-four (24) hours' advance written notice before accessing the Facility for routine work, including structure climbing, consistent with Section 5 of the Lease. For emergency access, Lessee will notify Lessor of its presence on site at or before the time of arrival, ~~and~~ Lessee will coordinate in advance with Chief Hunter Aycock, Fire Department, any activity involving crane or lift mobilization, a road or lane closure, or work requiring Lessor to relocate equipment, interrupt Facility operations, or de-energize a circuit.

11. Codes, Standards, and Workmanship

All work will be performed by qualified personnel in a workmanlike manner, in compliance with manufacturer specifications, applicable federal, state, and local codes, and the following standards as applicable:

- ANSI/TIA-222 — Structural standard for antenna supporting structures and antennas.
- NFPA 70 (National Electrical Code).
- OSHA 29 CFR 1910 and 1926, including fall protection and climber qualification requirements.
- FCC rules applicable to Lessee's licensed and unlicensed operations, including RF exposure limits under 47 CFR 1.1307 and 1.1310.

12. Removal of Equipment from Existing Water Tower

Within 180 days after the equipment at the Facility is placed in service, Lessee will remove its antennas, cabling, and ground equipment from Lessor's "Chipley" water tower and restore that structure in accordance with the lease governing that installation. Lessee will notify Lessor in writing when removal and restoration are complete.

13. Housekeeping and Restoration

- Lessee will remove all debris, packaging, and surplus construction material generated by its work ~~at the end~~promptly upon completion of each work ~~period~~visit and in no event later than five (5) business days after it is generated.
- Lessee will keep gates, doors, and locks secured whenever it is not actively on site.
- Any disturbance to fencing, gravel, landscaping, or paving caused by Lessee's work will be restored to its prior condition at Lessee's expense.

14. Post-Construction Deliverables

Within thirty (30) days after completion, Lessee will provide Lessor with:

- As-built documentation or photographs showing the installed equipment, mounting elevations, and cable routing.
- A list of operating frequencies and transmit power for each installed transmitter and receiver.
- A copy of Lessee's applicable FCC license or authorization, a copy of which will also be posted at or near the equipment cabinet.

15. Work Not Included

The following are outside the scope of this Exhibit A:

- Any structural modification, reinforcement, or strengthening of the tower. If the analysis under Section 8 identifies a deficiency, Lessee and Lessor will address the remedy and its cost allocation by written amendment before work proceeds.
- Any change to Lessor's existing antennas, cabling, or equipment on the tower.
- Painting, lighting, or marking of the tower, and any FAA obstruction lighting or notification obligations, which remain Lessor's responsibility as owner of the structure.
- Any work at Lessor's "Chipleigh Southwest" water tower, which is addressed separately under Section ~~26(b)~~31(b) of the Lease.

Acknowledged and incorporated into the Lease:

Lessor initials: _____ Date: _____

Lessee initials: _____ Date: _____