

To: TCallanan@EffinghamCounty.org

Subject: RE: Cell Tower @ 247 Church Rd (Effingham Co | Crown Site No. 809405)

Dear Mr. Callanan,

Thanks for taking my call April 13th regarding our cell tower lease NW of the Sheriff's Office and Animal Shelter. As you know, the lease expires on Sep 10, 2022. We would like to negotiate an agreement to remain on the property beyond that date. We are proposing the following two alternatives:

1. **Perpetual Easement.** A \$450K lump-sum payment for a perpetual easement over the 4,900 SF leased area and the associated access and utility easement

or
2. **Lease Amendment.** Amend the current lease to:
 - a. Add five (5) four-year renewal terms; the new expiration date would be Sep 10, 2042
 - b. Increase the current rent from \$17,418.24/year to \$17,940.79/year effective Sep 11, 2022
 - c. Reduce the rent escalation rate from 20% per term to 3% per year with the first 3% increase on Sep 11, 2022
 - d. Submit a \$30K lump sum payment 60 days after signing the amendment

Please let me know if you believe either of these proposals can be supported. I can have draft documents prepared for your review and edits if you wish.

Respectfully,
Philip

PHILIP LAZZARA

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CROWN CASTLE

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From: Lazzara, Philip <Philip.Lazzara@crowncastle.com>

Sent: Monday, April 5, 2021 11:29 AM

To: TCallanan@EffinghamCounty.org

Subject: RE: Cell Tower @ 247 Church Rd (Effingham Co | Crown Site No. 809405)

Hi Mr. Callanan,

I hope you are doing well. May I please schedule a brief call with you one day next week regarding our current cell site on County property?

The address is 247 Church Rd. The site sits on the west side of CR 21, north of the County complex. Please see the map and photo below.

My availability is:

Mon, Apr 12, 1pm – 4pm

Tue, Apr 13, 10am – 2pm