

LEASE

THIS LEASE made and entered into this 8th Day of July, 2025, by and between the City of Hinckley, MN P.O. Box 366, Hinckley, Minnesota 55037, hereinafter referred to as "Lessor" and Savage Communications, Inc., P.O. Box 810, Hinckley, Minnesota 55037-0810, hereinafter referred to as "Lessee".

WITNESSETH:

- (1) That Lessor does hereby agree to lease and rent unto the Lessee a plot of ground (Exhibit B) located at 301 Morris Ave N, City of Hinckley, County of Pine, State of Minnesota (Exhibit A).
- (2) The original term of this Lease shall be ten (10) years. Lessee shall have the option to renew this Lease for additional terms of ten (10) years, as long as the Lessee operates a cable television system in the City of Hinckley, by providing written notice to Lessor no less than 60 days prior to the expiration of the original lease term. The renewal shall be on the same terms and conditions as set forth in this Lease, except that the rent may be adjusted to reflect current market rates or as otherwise agreed upon in writing by both parties. Renewal is subject to Lessee being in full compliance with all terms of the Lease at the time notice is given and at the time of renewal.
- (3) Lessee agrees to pay Lessor at P.O. Box 366, Hinckley, MN 55037, rental at a rate of One Dollar (\$01) per annum, of which sums shall be payable in one annual installment, payable on each anniversary date of this agreement.
- (4) It is understood and agreed that Lessee shall use the leased premises for placement of a building (Exhibit B) to house equipment used to provide cable television and Internet services to the community of Hinckley, MN.
- (5) Lessee shall have the right to use all or any part of the Lessor's Property at all times for purposes of vehicular and pedestrian access to the Site without the Lessor's consent, however, that in the case of an emergency, Lessee shall use reasonable efforts to notify the Lessor in advance of Lessee's proposed construction, maintenance or repair activities to be performed at the Site to coordinate such activities with Lessor's activities.
- (6) Lessee shall hold the City harmless from any and all claims against the City arising out of Lessee's use of the leased premises.
- (7) Lessee agrees to maintain building and equipment in good working order and repair, ensuring that they are kept in safe, clean, and serviceable condition throughout the duration of this agreement.
- (8) In the event Lessee fails to comply with any of the terms hereof, and such failure continues for a period of sixty (60) days after written notification thereof has been mailed by Lessor, then Lessor may terminate this Lease by giving written notice to Lessee. Upon such termination, Lessee shall promptly remove its equipment and property from the premises and will restore the Site to substantially the condition existing before such

improvements, reasonable wear and tear excepted.

- (9) Notwithstanding any provision of this Lease, in the event Lessee ceases to use the leased premises as a cable television receiving site, Lessee shall have the option of terminating this lease upon giving sixty (60) days' written notice to Lessor.
- (10) Upon termination of this Lease for any reason, Lessee shall have the right to remove its building and equipment and will restore the Site to substantially the condition existing before such improvements, reasonable wear and tear excepted, within 90 days.
- (11) The terms, conditions provisions and covenants hereof shall extend to and be binding upon the heirs, executors, administrators, assigns, and successors of the parties hereto.
- (12) All notices during the term hereof shall be sent to the parties at the following addresses:

Lessor: City of Hinckley
P.O. Box 366
Hinckley, MN 55037

Lessee: Savage Communications, Inc.
P.O. Box 810
Hinckley, MN 55037

or at such other address as may be designated in writing by either party.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

LESSOR:
CITY OF HINCKLEY

LESSEE:
SAVAGE COMMUNICATIONS INC.

Its: Mayor

Its: President

Its: Clerk

EXHIBIT A

Description of Landlord's Property

Legal Description

THE NORTH 440 FT OF THE NW QTR OF THE SW QTR OF SEC 19; TWSP 41 RANGE 20, PINE COUNTY, MINNESOTA AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO 35 AND WESTERLY RIGHT OF WAY LINE OF PINE COUNTY HIGHWAY #140.

PID # R40-0004-002

Also known as:

301 Morris Ave. North, Hinckley, MN 55037

EXHIBIT B

Description of Lesse's Occupation "Site"

Description of Site

A building located in the S section of the lot placed to meet any setback guidelines, with the equipment in an area approximately 22' X 34' square feet. The site is a city water tower with out buildings.

