



City and Borough of Juneau
155 South Seward Street, Juneau, Alaska 99801
Telephone: 586-0617 Email: Rachel.Friedlander@juneau.org

March 1, 2018

General Communications Incorporated, Attn: Cathy Manka
2550 Denali Street, Suite 1000
Anchorage, AK 99503-2751

SUBJECT: Lease Renewal for GCI Thane Earth Station

Dear Ms. Manka,

This letter pertains to the land lease between the City and Borough of Juneau and General Communications Inc., dated March 1, 1983 and as amended February 25, 1986 and September 28, 1998, for a 15, 577.11 square foot portion of the City property identified as a fraction of Alaska Tideland Survey 556, Tract A, within the City and Borough of Juneau.

This acknowledges your request for the final extension of said lease for an additional five year term starting March 1, 2018 and terminating on February 28, 2023.

In accordance with paragraph 7, the rent shall be adjusted based on the estimated value of the premises as determined by the City and Borough of Juneau Assessor. The Assessor has determined that the fair market value of the leased premises is \$12 a square foot, or \$186,925.32. The annual rent of 12% will yield an annual lease payment of **\$22,431.04**.

This letter also acknowledges GCI's interest in continuing to lease the premises. It is staff practice to begin working on new lease arrangements with a lessee one year prior to a lease's termination. If GCI would like to begin negotiations and arrange for a new long-term lease sooner, the current extension could be in force until a new lease arrangement became effective if approved by the Assembly, resulting in the termination of the extension.

If you have questions, please contact me at Rachel.Friedlander@juneau.org or (907) 586-0617.

Best,

Rachell Friedlander

CBJ Lands and Resources Specialist