

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (the “**Second Amendment**”) is made effective this ____ day of _____, 2022 (“**Effective Date**”), by and between the TOWN OF LAKE PARK, a Florida municipal corporation (hereinafter referred to as “**Town**”) and NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company, by and through its Attorney in Fact, CROWN CASTLE SOUTH LLC, a Delaware limited liability company (hereinafter referred to as “**Tenant**”).

RECITALS

WHEREAS, the Town and Bellsouth Mobility Inc., a Georgia corporation (“**BellSouth**”) entered into a Lease Agreement dated August 1, 1994 (the “**Lease**”), a memorandum of which was recorded in Book 8391, Page 594 in the Office of the Clerk of Court of Palm Beach County, State of Florida (“**Clerk’s Office**”), whereby BellSouth leased certain real property, together with access, maintenance and utility easements and rights of way, located at 700 6th Street, Lake Park, Palm Beach County, State of Florida (hereinafter referred to as the “**Premises**”), all located within certain real property owned by the Town (“**Town’s Property**”); and

WHEREAS, the Town and Tenant entered into that First Amendment to Lease Agreement dated September 29, 2015 (“**First Amendment**”), a memorandum of which was recorded in the Clerk’s Office on November 6, 2015 as Document No. 20150411158 (hereinafter the Lease and the First Amendment are collectively referred to as the “**Agreement**”); and

WHEREAS, at the time of the Agreement’s execution and subsequent amendment, the parties did not possess a survey specifically describing the Premises; and

WHEREAS, the Tenant, in coordination with the Town, has now obtained a survey of the Premises, and has submitted to the Town for consideration a Second Amendment (the Amendment) to the Agreement to append said survey in the Agreement; and

WHEREAS, Landlord and Tenant desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Survey of the Premises. Tenant has obtained a survey specifically describing the Premises (“**Survey**”). The Survey is attached hereto as Exhibit A-1 to this Second Amendment and shall update and replace Exhibit A of the Agreement.

3. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be

deemed to constitute one and the same instrument. This document will not be binding on or constitute evidence of a contract between the parties until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to the other party. A facsimile or electronic signature of a party is and shall be deemed to be an original execution and is binding.

4. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent.

5. Recording. Tenant shall have the right to record a memorandum of this Second Amendment with the appropriate recording officer. The Town shall execute and deliver such a memorandum, for no additional consideration, promptly upon Tenant's request.

[Signature pages follow]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Second Amendment to be duly executed on the day and year first written above.

LANDLORD:

TOWN OF LAKE PARK,
a Florida municipal corporation

By: _____

Print Name: _____

Title: _____

[Tenant Execution Page Follows]

This Second Amendment is executed by Tenant as of the date first written above.

TENANT:

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

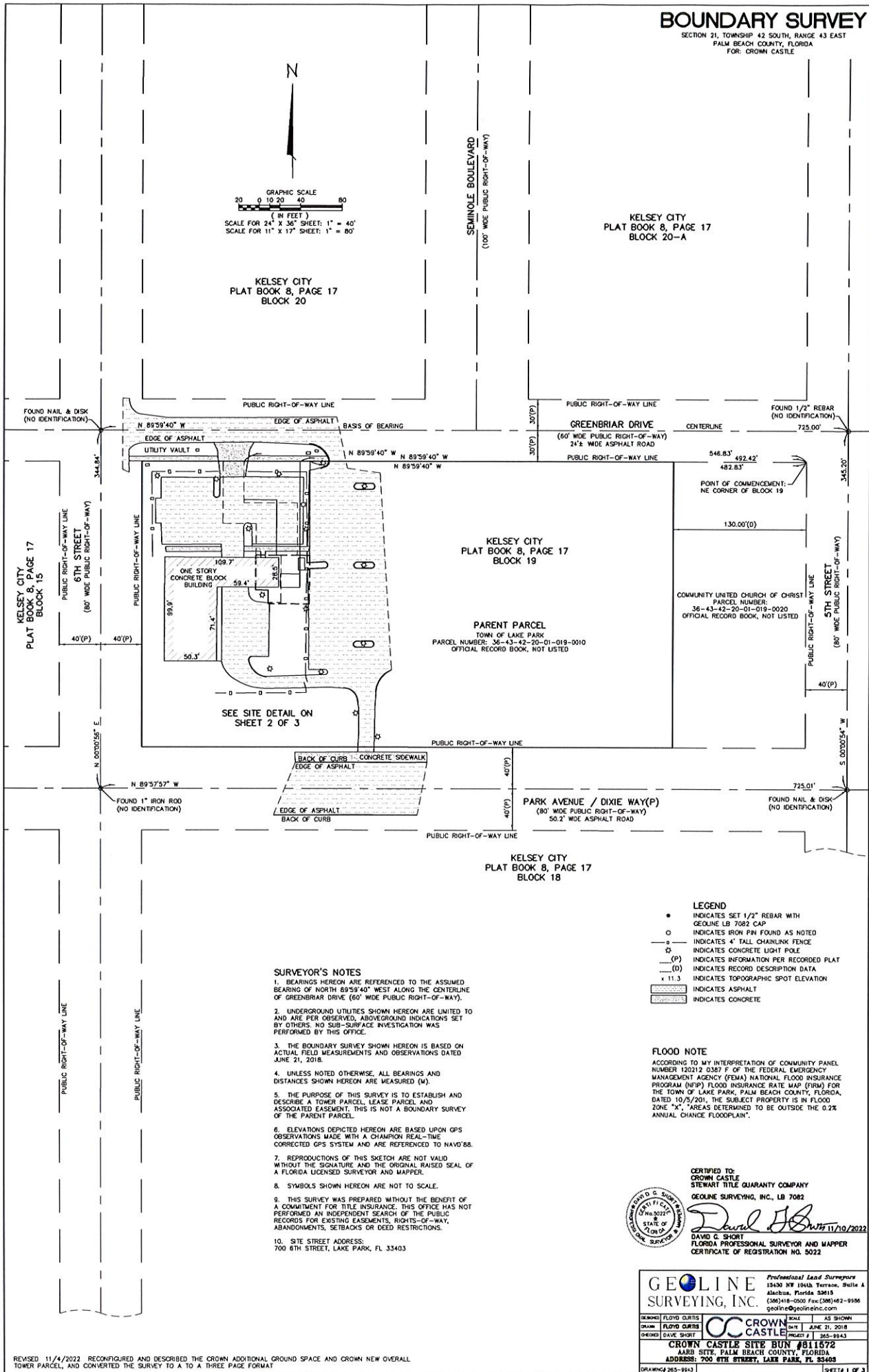
By: CROWN CASTLE SOUTH LLC,
a Delaware limited liability company
Its: Attorney in Fact

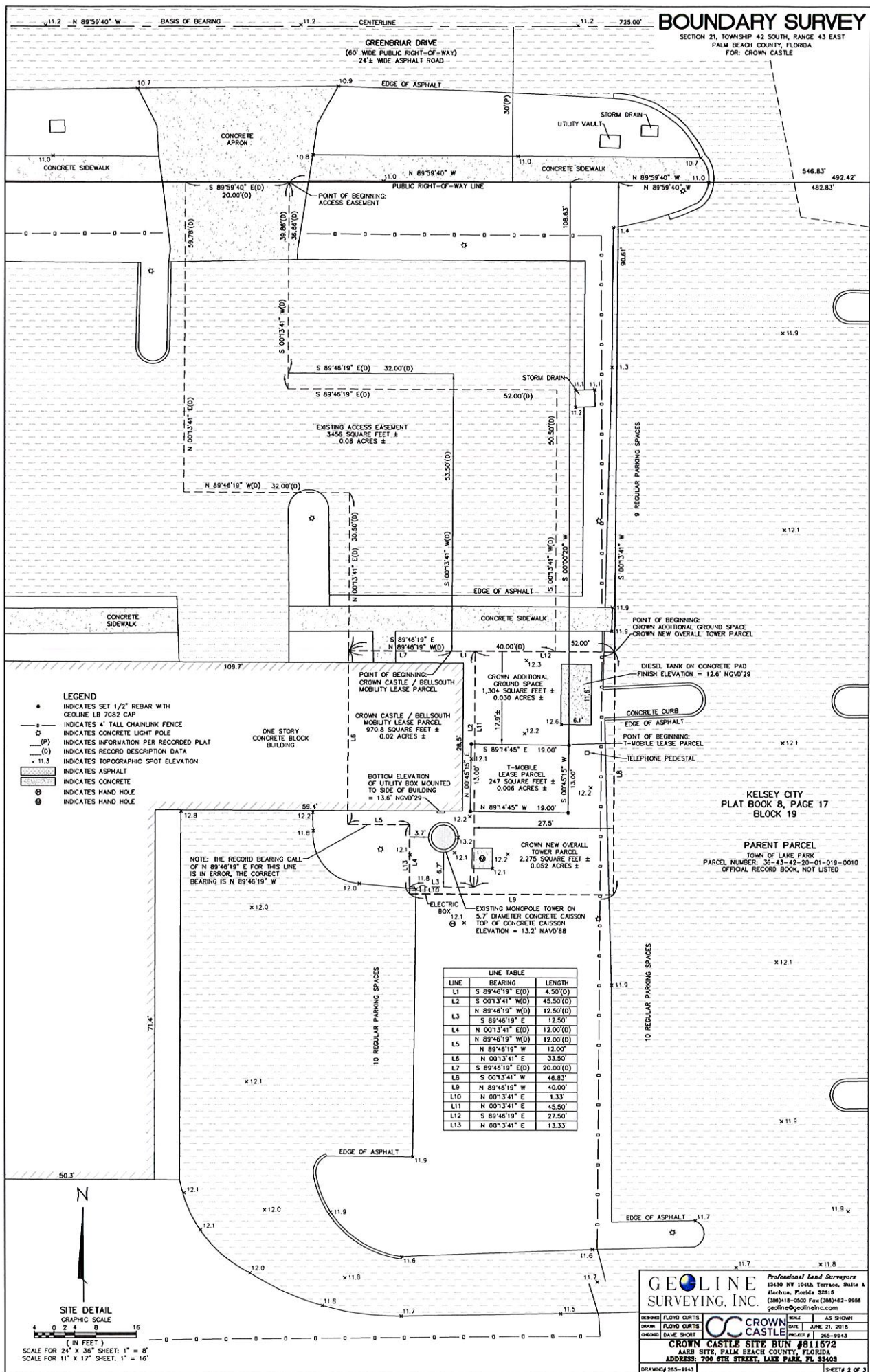
By: 
Print Name: Lon Lopez
Title: Manager RE Transactions

EXHIBIT A-1
(Survey of the Premises)
(See Attached)

BOUNDARY SURVEY

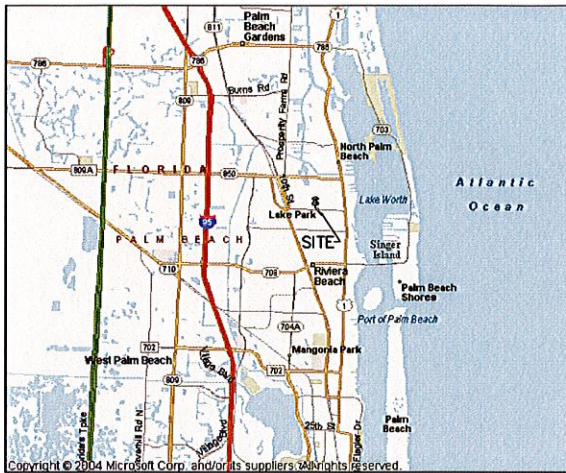
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
FOR: CROWN CASTLE



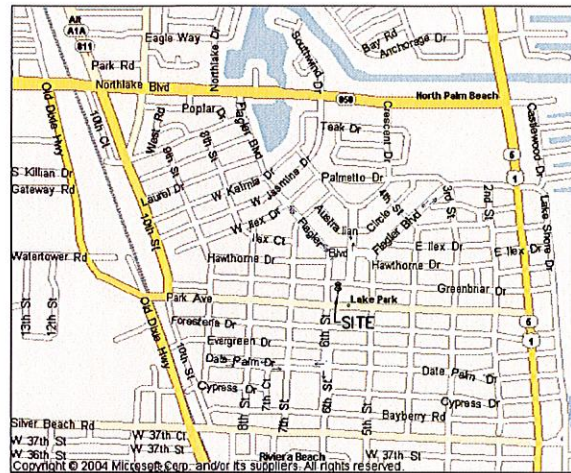


BOUNDARY SURVEY

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
FOR: CROWN CASTLE



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(PROVIDED BY THE CLIENT)

ALL OF BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE CITY OF LAKE PARK.

CROWN CASTLE / BELLSOUTH MOBILITY LEASE PARCEL
(PROVIDED BY THE CLIENT)

A PARCEL OF LAND IN BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 19; THENCE N.89°59'40"W. ALONG THE NORTH LINE OF SAID BLOCK 19, 546.83 FEET; THENCE S.0013°41'W, 36.86 FEET; THENCE S.89°46'19"E, 32.00 FEET; THENCE S.0013°41'W, 53.50 FEET TO THE POINT OF BEGINNING; THENCE S.89°46'19"E, 4.50 FEET; THENCE S.0013°41'W, 43.50 FEET; THENCE N.89°46'19"W, 12.50 FEET; THENCE N.0013°41'E, 12.00 FEET; THENCE N.89°46'19"W, 12.00 FEET; THENCE N.0013°41'E, 33.50 FEET; THENCE S.89°46'19"E, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 970.8 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

CROWN ADDITIONAL GROUND SPACE
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 482.83 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 27.50 FEET EASTERLY OF THE EAST LINE OF AN EXISTING CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 0013°41' WEST ALONG SAID PARALLEL LINE FOR 90.61 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0013°41' WEST ALONG SAID PARALLEL LINE FOR 48.63 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 1.33 FEET SOUTHERLY OF THE SOUTH LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE NORTH 89°46'19" WEST ALONG SAID PARALLEL LINE FOR 40.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE NORTH 0013°41' EAST ALONG SAID SOUTHERLY PROJECTION FOR 1.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 89°46'19" EAST ALONG SAID SOUTH LINE FOR 12.50 FEET TO THE SOUTHEAST CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 0013°41' EAST ALONG SAID SOUTH LINE FOR 43.50 FEET TO THE NORTHEAST CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 89°46'19" EAST ALONG SAID SOUTHERLY PROJECTION FOR 27.50 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,304 SQUARE FEET (0.030 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

CROWN NEW OVERALL TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 482.83 FEET; THENCE SOUTH 0013°41' WEST FOR 90.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0013°41' WEST FOR 48.63 FEET; THENCE NORTH 89°46'19" WEST FOR 40.00 FEET; THENCE NORTH 0013°41' EAST FOR 13.33 FEET; THENCE NORTH 89°46'19" WEST FOR 12.00 FEET; THENCE NORTH 0013°41' EAST FOR 33.50 FEET; THENCE SOUTH 89°46'19" EAST FOR 52.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,275 SQUARE FEET (0.052 ACRES), MORE OR LESS.

EXISTING ACCESS EASEMENT
(PROVIDED BY THE CLIENT)

A PARCEL OF LAND IN BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 19; THENCE N.89°59'40"W. ALONG THE NORTH LINE OF SAID BLOCK 19, 546.83 FEET TO THE POINT OF BEGINNING; THENCE S.0013°41'W, 36.86 FEET; THENCE S.89°46'19"E, 32.00 FEET; THENCE S.0013°41'W, 50.50 FEET; THENCE N.89°46'19"W, 40.00 FEET; THENCE N.0013°41'E, 30.50 FEET; THENCE N.89°46'19"W, 32.00 FEET; THENCE N.0013°41'E, 59.78 FEET TO THE NORTH LINE OF SAID BLOCK 19; THENCE S.89°46'19"E, ALONG THE NORTH LINE OF SAID BLOCK 19, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3456 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

T-MOBILE LEASE PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING LOCATED AT AN INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 492.42 FEET; THENCE SOUTH 0013°41' WEST FOR 108.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0045°15' WEST FOR 13.00 FEET; THENCE NORTH 89°14°51' WEST FOR 19.00 FEET; THENCE NORTH 0045°15' EAST FOR 13.00 FEET; THENCE SOUTH 89°14°51' EAST FOR 19.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 247 SQUARE FEET (0.006 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
15450 NW 154th Terrace, Suite A
Alachua, Florida 32618
(386)418-0500 Fax (386)482-9986
geoline@geolineinc.com

DESIGNED BY	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN BY	FLOYD CURTIS	DATE	JUNE 21, 2018
CHECKED BY	DAVE SHORT	INCHES	1" = 265'-00"
CROWN CASTLE SITE PLAN			
ALSO SEE: CROWN CASTLE SITE PLAN #811572			
ADDRESS: 700 6TH STREET, LAKE PARK, FL 33403			
DRAWING# 265-9943		SHEET 19 OF 3	