

## LIGHTING AGREEMENT

THIS AGREEMENT, made and entered into this the 23rd day of June, 2025 between the TOWN OF LANDIS, NC, party of the first part, hereinafter called "Town" and JSC-CCI Landis I, LLC, a Delaware limited liability company, party of the second part, hereinafter called the "Customer."

### WITNESSETH:

THAT in consideration of the mutual covenants and agreements, herein contained, the parties, hereto, for themselves, their successors and assigns, have mutually agreed and do agree with each other as follows:

FIRST Town will furnish a lighting system consisting of LED lamps and will keep said lamps burning each night during the continuance of this agreement from approximately one half-hour after sunset until approximately one half-hour before sunrise.

SECOND the lighting system to be furnished by City under the terms and conditions of this agreement is as follows:

DESCRIPTION: (11) 160W fixtures mounted on wood distribution poles that will be set to serve power to the building and lift stations. The lights mounted on wood poles will be served aerially. There will also be (11) 160W fixtures mounted at (30) feet on fiberglass poles set exclusively for the lights. The fiberglass poles and luminaries will be black in color. Fiberglass poles will be served by underground conductor.

LOCATION: All pole-luminary assemblies will be located in and around Building 2 of the Landis Ridge Development with an address of 1400 Ridgeview Street, Landis, North Carolina 28023. The specific location will be by mutual agreement between Town and the Customer.

THIRD the customer will pay the Town a one-time upgrade fee of \$ 0.00, payable before the lights are ordered. Thereafter, once installed and operable, the customer will pay the Town a monthly fee of \$ 16.93 per month for each fixture mounted on wood poles and \$ 41.35 per month for the fixture mounted on fiberglass poles for the contract time.

TERM: The initial term of the contract shall be ten years. Once the initial term expires, either party may initiate renegotiation of terms. This agreement will be in effect, after initial term, until replaced or lighting service is discontinued.

ASSIGNMENT: Customer may assign all or any portion of its rights and obligations pursuant to this agreement without the Town's consent, and such assignee shall be afforded all of the rights and benefits of "Customer" hereunder.

IN WITNESS WHEREOF on the day and year first above written, the parties hereto have executed this agreement in duplicate.

TOWN OF LANDIS, NC

**Town Manager**

**By:** \_\_\_\_\_  
Michael Ambrose

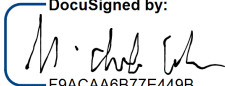
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**By:** \_\_\_\_\_

**Print:** \_\_\_\_\_

JSC-CCI LANDIS I, LLC,  
a Delaware limited liability company

By: JSC Manager LLC,  
a Delaware limited liability company, its Manager

By:   
DocuSigned by:  
F9ACAA6B77E449B...  
Name: Michele Wheeler  
Title: President & CEO

**Billing Address:** 4890 Alpha Road, Suite 100, Dallas, Texas 75244

**Phone #** (972) 628-7434

**Tax ID #** 93-4845915