



August 26, 2025

City of La Vernia
PO BOX 225
LA VERNIA, TX 78121

Subject: American Tower Site #: 309782 / Site Name: La Vernia (“Tower Site”)

Tower Alliance has been engaged by American Towers LLC (together with its affiliates and subsidiaries, “American Tower”) to discuss with you the need to amend the lease for the Tower Site. The goal of this discussion is to identify alternatives to the current arrangement and determine how we can work together to strengthen the position of the Tower Site.

The options we presented are intended to help ensure the long-term sustainability of the site while continuing to provide you with financial benefit. This lease also qualifies for a 99yr prepaid lease option, which could provide a more stable and streamlined long-term arrangement. Below are the options available to keep this site financially viable.

Option 1- Lease Amendment:

- Final expiration date will be the same 03/31/2060
- New Monthly Rent of \$416 will commence after full execution on the amendment
- New 2% Annual Escalator will commence on 04/01/2026
- Adding Revenue Share of \$150 per month (w/ 2% escalation) for new secondary tenants (excluding primary one)
- Adding a 3yr Rent Guarantee to the lease (2025-2028)
- **\$1,500 One-time Payment for the acceptance of the offer above, paid on full execution of the agreement**

Option 2 – Lease Buyout for a 99yr Prepaid Lease (expires in the year 2124): This option involves converting the current lease into a 99-year prepaid lease in exchange for a one-time lump-sum or installment payment, replacing your ongoing rent payments. The terms of your existing lease will remain in effect and will be carried over into the new agreement. As part of this arrangement, you will continue to grant American Tower access and utility easements to the site, along with a long-term easement over the existing leased area.

- **Option A: \$48,000.00 One-Time Payment** in lieu of your current rent. Great option for a 1031 exchange or other investment opportunities.

Sincerely,

Bianca Lord - Lease Consultant
Tower Alliance LLC- An authorized vendor of American Towers LLC and its subsidiaries and affiliates
1700 South Dixie Highway, Suite 402. Boca Raton, FL 33432
BLord@toweralliancellc.com
561-705-0149 Direct (Central Time)

****PLEASE NOTE:** All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, all proposals are contingent upon: 1) American Tower's confirmation, review and approval, in its sole discretion, of a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. Nothing contained herein shall be construed as, or deemed to create, an agency, joint venture, or partnership relationship between American Tower and Tower Alliance.