

THIRD AMENDMENT TO PCS SITE AGREEMENT

THIS THIRD AMENDMENT TO PCS SITE AGREEMENT (the “Third Amendment”) is made effective this ____ day of _____, 2025 (“Effective Date”), by and between LEVY COUNTY, a political subdivision of the State of Florida (hereinafter referred to as “Lessor”) and STC TWO LLC, a Delaware limited liability company, by and through its Attorney In Fact, Global Signal Acquisitions II LLC, a Delaware limited liability company (hereinafter referred to as “Tenant”).

RECITALS

WHEREAS, Lessor and SprintCom, Inc., a Kansas corporation (“Original Tenant”) entered into a PCS Site Agreement dated June 29, 1999, a memorandum of which was recorded in the official records of Levy County, Florida (“Official Records”) on November 15, 1999 in Book 693, Page 1456, and rerecorded on January 24, 2000 in Book 699, Page 170 (the “Original Agreement”) whereby Original Tenant leased certain real property, together with access and utility easements, located in Levy County, Florida from Lessor (the “Site”), all located within certain real property owned by Lessor (“Lessor’s Property”); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to PCS Site Agreement dated May 5, 2005 (“First Amendment”), by that certain Second Amendment to PCS Site Agreement dated October 31, 2019, memoranda of which were recorded in the Official Records on December 12, 2019 at Instrument No. 660773 and February 7, 2020 at Instrument No. 662958 (“Second Amendment”) (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the “Agreement”); and

WHEREAS, STC Two LLC is currently the Tenant under the Agreement as successor in interest to the Original Tenant; and

WHEREAS, the Site may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on June 29, 1999 and expired on June 28, 2004. The Agreement, as amended, provides for nine (9) extensions of five (5) years each, five (5) of which were exercised by Tenant. According to the Agreement, the final extension expires on June 28, 2049; and

WHEREAS, Lessor 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, Lessor 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. Rent Reduction. Commencing October 1, 2025, the current rent payable under the Agreement will be reduced to Zero Dollars (\$0.00). For the avoidance of doubt, Co-location Revenue shall remain payable in accordance with Section 2 of the First Amendment.

3. Survey. Tenant reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Site and any access and utility easements associated therewith. Tenant shall be permitted to attach the Survey as an exhibit to this Third Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Third Amendment.

4. Representations, Warranties and Covenants of Lessor. Lessor represents, warrants and covenants to Tenant as follows:

a) Lessor is duly authorized to and has the full power and authority to enter into this Third Amendment and to perform all of Lessor's obligations under the Agreement as amended hereby.

b) Tenant is not currently in default under the Agreement, and to Lessor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

c) Lessor agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant's continuous and uninterrupted use, possession and quiet enjoyment of the Site under the Agreement as amended hereby.

d) Lessor acknowledges that the Site, as defined, shall include any portion of Lessor's Property on which communications facilities or other Tenant improvements exist on the date of this Third Amendment.

5. Counterparts. This Third 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.

6. 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 Third Amendment is hereby amended to be consistent.

[Execution pages follow]

Lessor and Tenant have caused this Third Amendment to be duly executed on the day and year first written above.

LESSOR:

LEVY COUNTY, a political subdivision of
the State of Florida

By: _____

Print Name: _____

Title: _____

Lessor affirms that this Third Amendment
was approved at a duly noticed public
meeting held on _____ 2025

[Tenant Execution Page Follows]

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

TENANT:

STC TWO LLC, a Delaware limited liability company

By: Global Signal Acquisitions II LLC, a
Delaware limited liability company
Its: Attorney In Fact

By: _____

Print Name: _____

Title: _____