

THIRD AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

This Third Amendment to Communications Site Lease Agreement (the “Third Amendment”) is effective on the date of the last signature (the “Effective Date”) by Village of North Baltimore, Ohio, an Ohio municipal corporation (“Landlord”), and Sprint Spectrum LLC, a Delaware limited liability company (“Tenant”).

Landlord and Tenant or their predecessors-in-interest entered into a Communications Site Lease Agreement dated March 11, 2005, and a First Amendment to Communications Site Lease Agreement dated March 24, 2007, and a Second Amendment to Communications Site Lease Agreement dated September 23, 2016 (collectively, the “Lease”) regarding the leased space (“Premises”) located at 2253 Grant Road, North Baltimore, OH 45872 (“Property”).

Landlord and Tenant now agree as follows:

1. Tenant is granted five (5) additional five (5) year Renewal Term beginning on April 20, 2035.
2. Rent will be Two Thousand Nine Hundred Fifty and 00/100 (\$2,950.00) Dollars per month beginning on April 20, 2030.
3. Beginning on April 20, 2035, Rent will escalate by twelve percent (12%) and at the beginning of each subsequent Renewal Term.
4. Tenant may complete upgrades and additions of new equipment inside its Premises for no additional consideration or fee, in compliance with required permits.
5. As of the Effective Date of this Third Amendment, Landlord shall be responsible for maintaining all portions of the Property in good order and condition, including without limitation, plumbing, elevators, the roof and support structure, landscaping and common areas, as applicable.
6. Tenant may not assign the Lease or sublease to another company without providing Landlord with written notice.
7. Tenant and Landlord will cooperate with each other's requests to approve permit applications and other documents related to the Premises.
8. Landlord may bill Tenant for any charges related to the Lease besides Rent within twelve (12) months of incurring the cost or the charges are waived.
9. Landlord may assign the Lease immediately upon receiving Tenant's consent to the assignment.

10. The current notice addresses for the Landlord and Tenant:

If to Landlord:

Village of North Baltimore, Ohio
205 N. Main Street
North Baltimore, OH 45872

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / DE72XC057

11. The terms of this Third Amendment will control if any provisions conflict with the Lease, otherwise, all other Lease terms will remain in full force and effect. Capitalized terms used but not defined in this Third Amendment will have the same meanings as in the Lease.

12. Landlord and Tenant represent that they have the authority to sign this Third Amendment and have obtained any needed third-party consents to do so.

Landlord:

Village of North Baltimore, Ohio, an Ohio
municipal corporation

Tenant:

Sprint Spectrum LLC, a Delaware limited
liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____