

July 16, 2024

c/o American Tower
950 W. Bethany Dr. Ste. 700
Allen, TX 75013

MD7



AMERICAN TOWER

City of Sidney Montana Attn: Public Works Dept.
115 2nd St SE
Sydney, MT 59270

RE: American Tower Site No. 420099 / 420099 ("Tower Site")

Dear Valued Landlord,

As the leading independent operator of wireless and broadcast communication sites, American Towers LLC (together with its affiliates and subsidiaries, "American Tower") understands the importance of maintaining productive long-term relationships with its landlords. American Tower has therefore engaged MD7 to reach out to its landlords to review ways to grow and develop those relationships.

Based upon current market conditions, we need to adjust the financial terms of this Tower Site's contract in order to ensure the long-term stability of the Tower Site and allow all parties to benefit. The proposal below outlines two options available for the tower on your property:

Option 1: Rent Reduction

- A one-time signing bonus of \$10,000.00
- \$1,000.00 per month commencing second rental payment after close
- 2% annual escalation will continue

Option 2: Perpetual Easement

- One-time payment of \$175,500.00 in exchange for a perpetual real estate interest.
- This can also be structured as a set number of guaranteed monthly or annual installments payments with interest, personalized to fit your long-term financial needs.

I look forward to working with you to secure this mutually beneficial relationship for the years to come. After you review the options outlined above, please contact me to discuss further.

Respectfully,

Jamie Sullivan
JSullivan@md7.com
(469) 656-3617

MD7 | Lease Consultant

An authorized vendor of American Towers LLC and its subsidiaries and affiliates

****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 MD7.