

## LEASE AGREEMENT

### STATE OF GEORGIA COUNTY OF FAYETTE

## LEASE AGREEMENT

**THIS AGREEMENT**, made this 1st day of February, 2026, by and between **THE TOWN OF TYRONE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter referred to as "**Landlord**") and HC CABLE OPCO, LLC, d/b/a WOW! Internet, Cable and Phone ("**WOW!**"), a Delaware limited liability company (hereinafter referred to as "**Tenant**").

### WITNESSETH

**WHEREAS**, Landlord is the owner of the property located at 145 Commerce Drive, Tyrone, Georgia 30290 (the "Premises"); and **WHEREAS**, Tenant is engaged in offering telecommunications, internet, and cable services and requires a facility to offer such services to the citizens of Landlord; **NOW THEREFORE**, the parties hereto mutually covenant and agree as follows:

#### 1. PURPOSE

The Premises shall be used for providing telecommunications, internet, and cable services to the general public and related purposes. The Premises shall not be used for illegal purposes, nuisances, or in any manner that increases the rate of insurance on the Premises.

#### 2. DELIVERY AND TERM

Landlord rents to Tenant, and Tenant rents from Landlord, the Premises for a term of Five (5) years, beginning on the 1st day of February, 2026, and ending on the last day of January, 2031, at midnight.

#### 3. RENT & MUNICIPAL SERVICES

- **Annual Rent:** Tenant agrees to pay Landlord an annual rental of ten dollars (\$10.00). Said rental shall be payable on May 1st of each year to the Town Manager at 881 Senoia Road, Tyrone, Georgia 30290.
- **Complimentary Municipal Services:** In addition to the rent listed above, Tenant agrees to provide cable and internet services at no charge to Landlord at the following locations:
  - **Municipal Complex (Account 331814902 – 950 Senoia Rd, Tyrone, GA 30290):** 100 Mbps DIA and 100 Mbps Ethernet.

- **Roger Spencer Building (Account 330256201 – 145 Commerce Dr, Tyrone, GA 30290):** 50 Mbps DIA.
  - **Museum/ Community Center (Account 329949701 – 881 Senoia Rd, Tyrone, GA 30290):** 100 Mbps DIA and 100 Mbps Ethernet.
  - **945 Senoia Road (Account 329949801 – 945 Senoia Rd, Tyrone, GA 30290):** 100 Mbps Ethernet.
  - **Shamrock Park Pavilion (Opp 1104085 – 951 Senoia Rd, Tyrone, GA 30290):** New Service Location. Fiber Flex 1000.
  - **Handley Park Public Works Facility (Opp 1104105 – 100 Handley Rd, Tyrone, GA 30290):** New Service Location. Fiber Flex 1000.
- **Improvements:** At the termination of this Lease, all improvements by Tenant shall enure to the benefit of Landlord without required compensation to Tenant.

#### **4. RENEWAL TERM**

- **Options:** Tenant shall have the option to renew this lease under the same terms and conditions for three (3) terms of five (5) years each.
- **Consideration:** Tenant shall pay ten dollars (\$10.00) per option term for these renewal options.
- **Notice:** Tenant shall provide Landlord with written notice of the intention to renew at least sixty (60) days prior to the expiration of the existing term.

#### **5. MAINTENANCE AND INSURANCE**

- **Repairs:** Tenant shall make necessary repairs to maintain the Premises in good order.
- **Liability Insurance:** Tenant shall provide liability insurance of at least One Million Dollars (\$1,000,000.00) naming Landlord as an indemnified party.
- **Casualty Insurance:** Tenant shall keep the Premises insured against fire and extended coverage perils.

#### **6. GOVERNING LAW**

This Agreement shall be governed by and construed under the laws of the State of Georgia.

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**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives.

**LANDLORD: TOWN OF TYRONE**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**TENANT: WideOpenWest Georgia, LLC.**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_