



December 3, 2024

VIA ELECTRONIC SUBMISSION: BMarquardt@whitewater-wi.gov

City of Whitewater
312 W Whitewater Street
PO Box 178
Whitewater, WI 53190

T-Mobile Site: ML84091A
Site Location: 502 East Cravath Street, Whitewater, WI 53190

Re: Request for a lease extension for T-Mobile wireless installation at 502 East Cravath Street, Whitewater, WI 53190.

Dear Landlord:

This letter is to provide notice that Tenant, T-Mobile USA, Inc., hereinafter referred to as "T-Mobile," would like to exercise their leasing rights to extend the Lease Agreement, dated June 18th, 1999 ("Lease") for four (4) additional Renewal Terms of five (5) years each.

During the negotiation and communication regarding this lease renewal, T-Mobile was informed that the landlord requested a rent increase for this location, which needs to be close or match the rent amount the new tenant is paying at the same location.

T-Mobile agreed to the rent increase, with all other lease terms staying the same. This included the escalator amount, which was twenty (20) percent per term. During the review by T-Mobile's management, it was determined that with the new rent amount and the old escalator, T-Mobile would be paying more than the new tenant by Term 4, which T-Mobile finds unfair.

T-Mobile is an established maintenance-free tenant at the site. With its established history with the landlord, T-Mobile hopes to negotiate better lease terms than a brand-new tenant.

T-Mobile is proposing the following rent escalator schedule: For Terms 1 through 3, the rent escalator will be twenty (20) percent. Starting with Term 4, it will be reduced to twelve and a half (12.5) percent.



	T-Mobile (20%)	T-Mobile (12.5%)
Term 1	30,000	
Term 2	36,000	
Term 3	43,200	
Term 4		48,600
Term 5		54,675
Total		1,062,375

T-Mobile kindly asks you to consider the above-stated reasons for the change in terms requested in the approval of the lease extension for the wireless installation at 502 East Cravath Street, Whitewater, WI 53190.

Respectfully,

Signed by:

3E702ABA4345446...

Denise Vestuto
T-Mobile
Project Manager
Denise.Vestuto@t-mobile.com