

Response by
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
to
TOWN OF WILTON
REQUEST FOR PROPOSALS
for
LEASE OF REAL PROPERTY
FOR
WIRELESS NTELECOMMUNICATIONS FACILITY

RFP #2021-08

Dated: August 30, 2021

Submittal Date: September 20, 2021

Submitted By: Cellco Partnership d/b/a Verizon Wireless
Robert Boice, Executive Director Network Field Engineering

September 17, 2021

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way, Mail Stop 4AW100
Basking Ridge, NJ 07921



Michael Wrinn, Director of Planning and Land Use Management
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Submittal of Cellco Partnership d/b/a Verizon Wireless ("Respondent") in response to Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021.

To Whom:

Respondent respectfully submits the enclosed materials in response to the Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021. This submission is valid for 90 calendar days from the submission date.

The individual signing this letter, Robert Boice, is authorized to negotiate for, and contractually bind, Respondent Cellco Partnership d/b/a Verizon Wireless. The below individuals are not authorized to contractually bind the Respondent, but are hereby authorized to negotiate Lease terms on behalf of the Respondent:

Christina Glass, Real Estate Consultant, SAI Communications.

Robert Foxworth, Attorney, Robinson + Cole.

If you have any questions regarding these materials or have need of any further information from us in order to evaluate our proposal, please contact either Robert or Christina using the contact information provided in the submittal.

Sincerely,

Robert Boice

Robert Boice (Sep 15, 2021 12:15 EDT)

Robert Boice
Executive Director Network Field Engineering

cc: Timothy Parks, Verizon Wireless
Robert Foxworth, Esq., Robinson + Cole
Christina Glass, SAI

BID FORM

Please see attached supplementary narratives, information, drawings, Lease Form and other documentation attached to and made a part of this Bid Form, describing the terms and conditions of Respondent's bid.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Addendum No. NONE, dated _____
 Addendum No. _____, dated _____
 Addendum No. _____, dated _____

13

EXCEPTIONS (if any): NONE

COMPANY NAME: Cellco Partnership d/b/a Verizon Wireless

STREET ADDRESS: One Verizon Way, Mail Stop 4AW100

CITY & STATE: Basking Ridge, NJ

ZIP CODE: 07920

AUTHORIZED SIGNATURE: *Robert Boice*
Robert Boice (Sep 15, 2021 12:15 EDT)

DATE: Sep 15, 2021

NAME OF PERSON SIGNING: Robert Boice

TITLE: [SEE BELOW]

TELEPHONE: 617.557.5958

EMAIL: robert.boice@verizonwireless.com

Signatory Title: Executive Director, Network Field Engineering

Submittal of Cellco Partnership d/b/a Verizon Wireless ("Respondent") in response to Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021

Index of documents appended to and made a part of Respondent's Bid Form:

1. Narrative Project Description and Preliminary Plans
2. Form of Lease Agreement
3. Statement of Intent to Comply with Town Ordinances, Rules and Regulations
4. Financial Capability Information
5. Proposed Rent and Other Consideration
6. Contacts and Consultants
7. Subcontractors
8. Project Manager
9. Representative List of Wireless Telcomm Facilities Completed and Operational in Connecticut
10. Statement Regarding Potential Conflicts of Interest
11. Representative List of Wireless Telcomm Facilities Operational on land Owned by Municipalities in Connecticut
12. Narrative Development Timeline
13. List of Municipal References

TAB 1 – Narrative Project Description and Preliminary Development Plans

Submittal of Cellco Partnership d/b/a Verizon Wireless (“Respondent”) in response to Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021.

Narrative Description:

Respondent Cellco Partnership d/b/a Verizon Wireless proposes to enter into a lease agreement with the Town of Wilton and construct a wireless communication facility in accordance with the terms and conditions specified in this proposal and in the Request for Proposal documents. Respondent proposes to lease a compound area of size to be determined but not to exceed 3,600 square feet, in the approximate location shown on the attached plans in which it will erect a wireless communications tower for the installation of wireless communication equipment. The facility will include a fenced compound containing operating equipment, an emergency generator, and ancillary equipment, all as shown on the attached plans. Respondent will design the tower to accommodate the Town’s use of the tower and equipment for municipal services free of charge, and shall cooperate with and accommodate the Town’s fire, police, EMS and/or highway department or any other municipal department that elects to install equipment on or about the tower. Such installation shall be constructed at the facility at the Town’s cost but with no additional rent or other carrying costs.

Respondent will install panel antennas, remote radio heads and ancillary hardware (mounts, junction boxes, cables and the like) along with ground mounted equipment within the existing fenced compound area, all as shown in detail on plans.

Respondent will be responsible for bringing power and telco services to its equipment, along the path shown on the plans, and access to the site will be along the approximately 20-foot wide access easement as shown on the plans.

The purpose of the installation will be to provide improved coverage and service to the Town. As Respondent has not yet been selected, the appropriate solution to achieve this purpose has not yet been finalized, and plans have not yet been fully developed. Accordingly, the plans submitted with this proposal are generic in nature, depicting two possible configurations for the compound area. Determination of the final configuration, including final location, will be made in consultation with the Town, based on visibility, constructability, access, type of foundation required, structural and coverage considerations, and any other considerations required to achieve the stated goal of improved service in the designated area. Respondent acknowledges and agrees that it will be responsible for submitting detailed plans and specifications for tower and equipment, which shall be subject to the Town’s approval as provided in the Lease.

If named the successful bidder, Respondent will proceed in good faith to enter into a lease with the Town, which shall be in form and substance substantially similar to that of the proposed lease enclosed herewith, and acceptable to the Town, Respondent and Respondent’s legal counsel.

Components of the proposed installation relating to mitigation of visual impact and safety features are shown in general terms on the plans submitted with this proposal. Respondent will provide detailed plans and specifications for review and approval prior to installation, and will work with the Town to incorporate any and all reasonable measures requested by the Town in connection with visual impact and safety. Such measures may include, but not be limited to, placement and design of the tower to minimize visual impact, and either planting vegetation or using fencing designated by the Town to surround and shield any ground equipment, at the Town's direction.

Respondent has extensive experience with stealth technologies and methods and has applied such measures consistently at other locations across the nation. Reference to specific projects incorporating such measures, and further detail as to how such measures would be applied to this project, can be provided upon request.

See attached documentation:

Preliminary Plans, Verizon Wireless Telecommunications Facility (4 pages), sheets L-1, L-2, L-3 and L-4, prepared by On Air Engineering. LLC, Rev. 1 dated December 9, 2020.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

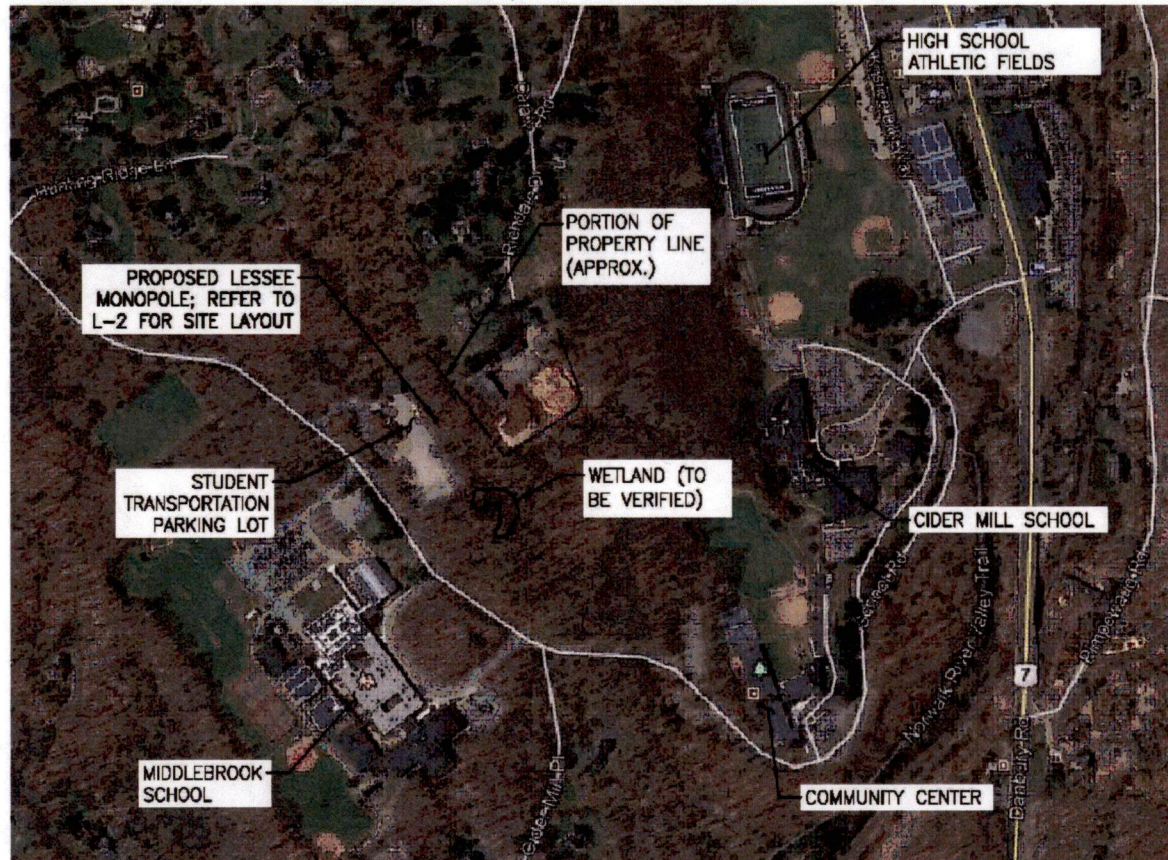
NOTES:

1. PRELIMINARY LESSEE UTILITY CONNECTIONS INCLUDE (1) POWER TAPPED FROM AN EXISTING PADMOUNT TRANSFORMER LOCATED AT BUILDING; (2) TELCO/FIBER TO BE ROUTED UNDERGROUND IN NEW CONDUIT FROM STREET; REFER TO L-2 FOR PROPOSED LAYOUT. FINAL DESIGN & ROUTING TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.
2. DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.

TOWER LOCATION:

COORDINATES: LAT.: 41° 12' 18.05" N
LONG.: 73° 28' 15.30" W
GROUND ELEVATION: 380± A.M.S.L.

BASED ON GOOGLE EARTH



KEY MAP

Scale: N.T.S.

APPROXIMATE
NORTH



verizon

WIRELESS COMMUNICATIONS FACILITY

28 ALEXANDER DRIVE
WALLINGFORD, CT 06492

On Air Engineering LLC

88 Purdy Pond Road
Cold Spring, NY 10516
(203) 456-4024
oair@optonline.net

DRAWING SCALES ARE DEVELOPED FOR 11"x17"
ONCE PRINTED MEDIA ONLY. ALL OTHERS PROVIDED
SIZES ARE DEEMED "NOT TO SCALE"

SUBMITTALS

5	05/04/20	REVIEW
1	12/06/20	REVIEWED TOWER SUBMITTAL

NO.	DATE	DESCRIPTION

SITE NAME:

WILTON SOUTH CT

SITE ADDRESS:
**TOWN OF WILTON
180 SCHOOL ROAD
WILTON, CT**

BRIEF TITLE:

KEY MAP

SHEET NUMBER:

L-1

TAB 2 – Proposed Land Lease Agreement

Submittal of Cellco Partnership d/b/a Verizon Wireless (“Respondent”) in response to Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021.

See attached proposed form of Land Lease Agreement for the proposed project, naming the Town of Wilton as Lessor and Respondent as Lessee.

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") made as of the Effective Date as defined below, between **Town of Wilton**, with an address of 238 Danbury Road, Wilton, CT 06897, hereinafter designated **LESSOR** and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware general partnership with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated **LESSEE**. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **GRANT.** In accordance with this Agreement and subject to Paragraph 2, below, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned by LESSOR at property located at 180 School Road, Wilton, Connecticut (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property as shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for five (5) years beginning on the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment. The parties agree to acknowledge the Commencement Date in writing.

3. **EXTENSIONS.** This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least three (3) months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. **RENTAL.**

(a). Rental payments shall begin on the Commencement Date and be due at a total annual rental of Thirty Thousand and 00/100 Dollars (\$30,000.00), to be paid annually on the anniversary of the Commencement Date, in advance, to LESSOR at the address first written above or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 21 below. Rent will increase annually during the initial term and each renewal term effective on each anniversary date of the Commencement Date by two and seventy-five one hundredths percent (2.75%). LESSOR and LESSEE acknowledge and agree that rent shall accrue beginning on the Commencement Date, the initial accrued rental payment may not be delivered by LESSEE until at least 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

(b). For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE may not deliver rental payments for up to 90 days after the requested documentation has been received by LESSEE.

(c). LESSEE may sublease any portion of the Property at its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto. The term "Sublease", "Sublet", "Sublessee" and any other similar term shall apply to any situation by which LESSEE allows a third party use of the Property for co-location, whether it be by formal sublease, license or other agreement. All rights and responsibilities of LESSEE set forth in this Agreement shall be enjoyed by and binding on any Sublessee.

(d). In the event LESSEE subleases any portion of the Premises, in accordance with this Agreement, any rental paid by any Sublessee(s) shall be divided between LESSOR and LESSEE in the following manner: thirty percent (30%) LESSOR and seventy percent (70%) to LESSEE. Any Sublessee shall be instructed to pay the foregoing percentage amounts directly to LESSOR and LESSEE. LESSEE shall provide LESSOR with a certificate, signed by LESSEE indicating the total amount of rental payments, license fees, co-location fees and the like due from each Sublessee for each year of each sublease and LESSEE shall deliver to LESSOR an updated certificate each time that there is a change in the amount of the rental payments, license fees, co-location fees due under a sublease. LESSEE shall not be responsible to LESSOR for the collection or payment of rents by Sublessee to LESSOR, and LESSEE shall have no liability to LESSOR in the event of failure of payment by Sublessee. In this event: (i) LESSEE shall have no liability of any nature to LESSOR for failure to sublet all or any part of the Premises to any or all potential Sublessee(s); and (ii) at LESSOR'S request, LESSEE will provide LESSOR with a tri-party agreement to be executed by LESSEE, it's Sublessee, and LESSOR to confirm direct payment obligation from Sublessee to LESSOR and to indicate LESSOR has been notified of the sublease.

(e). Notwithstanding any other provision of this Agreement, the LESSEE shall not be required to obtain approval from the LESSOR for the Subletting of the Premises or part thereof. The LESSEE shall have the sole right to determine whether it will Sublet any portion of the Premises or whether it will sublease to any specific Sublessee.

(f). The rental provisions of this section shall not apply to any subletting for public emergency and/or safety systems purposes (i.e. police, ambulance and/or fire), that may be required or ordered by any governmental authority having jurisdiction over LESSEE or the Property. The LESSEE shall not be required to pay any amount to the LESSOR in connection with the subletting for public emergency and/or safety system purposes that may be required or ordered by any governmental authority having jurisdiction. Notwithstanding any other provision of this Agreement, the LESSEE shall not be required to obtain any approval from the LESSOR for the subletting for public emergency and/or safety system purposes.

5. ACCESS. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 28).

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in AS-IS condition. LESSEE will be responsible for reimbursing the Town for the cost of any repairs to the parking lot that are caused by equipment used by LESSEE or its contractors.

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

9. TERMINATION.

(a) LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) with six (6) months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vi) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion. LESSEE shall not be entitled to any refund or pro-rata adjustment of any annual rental fee paid for the year in which termination occurs.

(b) LESSOR may terminate this Agreement with thirty (30) days written notice if: (i) LESSEE has not submitted a completed application for construction of the tower site to the Connecticut Siting Council within twelve (12) months of the Effective Date, or (ii) LESSEE has not obtained final approval for construction of the tower site from the Connecticut Siting Council within eighteen (18) months of the Effective Date; provided that if LESSEE has filed such

application and followed all required procedures but has not obtained such approval through no fault or omission of LESSEE, and LESSEE is continuing to diligently and in good faith attempt to obtain such approval, the date by which LESSOR is permitted to terminate shall automatically be extended an additional six (6) months.

10. INDEMNIFICATION. Subject to Paragraph 11, and subject to the limitations of Connecticut law with respect to a municipality's authority to indemnify another for any claim, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against (i) any and all claims of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by the indemnified Party. Where a claim is the result of the concurrent acts of the Parties, each Party shall be liable under this Paragraph 10 to the extent of its fault or liability therefor. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this Paragraph 10. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits of \$2,000,000 for bodily injury (including death) and property damage each occurrence. The Parties agree to include the other Party as an additional insured as their interests may appear under this Agreement. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss - Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 24, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. INTERFERENCE.

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at (800) 621-2622) or to LESSOR at (_____), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (including footings, up to twelve inches below grade) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent in accordance with Paragraph 16. At LESSOR's request, and at no cost to LESSOR, LESSEE shall transfer to LESSOR title to any and all modular buildings, equipment sheds and electricity generators installed on the Premises. Notwithstanding anything in this Agreement to the contrary, at LESSOR's option, to be exercised by LESSOR's written notice received by the LESSEE within sixty (60) days prior to the expiration or sooner termination of this Agreement, LESSEE will leave the tower, footings, foundation and security fence on the Premises to become the property of LESSOR. To the extent that LESSOR directs LESSEE to leave any personal property on the Premises at the conclusion of LESSEE's tenancy (including buildings or other structures, utility connections, or components of the Facility which the Parties mutually agree), LESSEE agrees to execute such documents necessary to effect the transfer to LESSOR of such buildings, connections and structures, including the Facility itself, provided that all such equipment shall be transferred in "as-is, where-is" condition, with all faults, and with no ongoing obligation to repair or replace, it being understood that the transfer is to be final and absolute with no ongoing obligation or liability of any kind on the part of LESSEE to LESSOR. LESSEE shall not be liable for any loss, damage or injury resulting from the presence of any item of any kind that LESSEE is required to leave on the Property or on the Premises, and shall assume no responsibility for losses suffered by LESSOR, its agents, employees or invitees, which are occasioned by presence of such equipment or other personal property except to the extent such loss, damage or injury is caused by the negligence or willful misconduct of LESSEE.

15. HOLDOVER. If LESSEE holds over after the expiration or earlier termination of the Term, then this Agreement shall continue on a month to month basis at two hundred percent (200%) of the then existing monthly rental rate or the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

16. PUBLIC SAFETY EQUIPMENT. Subject to signing a customary, license agreement reasonably acceptable to LESSEE and provided that the equipment will not cause interference in violation of Paragraph 13 hereof or necessitate structural reinforcement of the tower, LESSOR shall have the option, at LESSOR's expense, to install public safety radio equipment on the tower and to install a suitable equipment storage cabinet within the compound. LESSOR shall pay LESSEE a co-location fee of One Dollar (\$1.00) per year if LESSOR installs public safety equipment on the Premises. Installation of public safety equipment is subject to LESSEE's review and approval of LESSOR's plans, which approval shall not be unreasonably withheld or delayed.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all of the Property or a part of the Property in which the Premises is located, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

18. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's Use.

19. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

20. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 14, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Town of Wilton
238 Danbury Road
Wilton, CT 06897

Attention: First Selectman

LESSEE: Cellco Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement (as defined below) from existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

22. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 30 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice. The cure periods

set forth in this Paragraph 23 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 14 of this Agreement.

23. **REMEDIES.** In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full amount within 30 days of its receipt of an invoice setting forth the amount due, LESSEE may offset the full amount due against all fees due and owing to LESSOR under this Agreement until the full amount is fully reimbursed to LESSEE.

24. **ENVIRONMENTAL.** LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from LESSOR's violation of any applicable EH&S Laws or to the extent that LESSOR causes a release of any regulated substance to the environment. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location. Under no circumstances shall LESSEE sign any waste manifest associated with the removal, transportation and/or disposal of such substances or materials (such as soil) containing those hazardous substances, except to the extent the presence of such materials results from LESSEE's activities.

25. **CASUALTY.** If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE's Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

26. **CONDEMNATION.** If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

27. **APPLICABLE LAWS.** During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the

Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

28. TAXES.

(a). LESSOR shall invoice, and LESSEE shall pay, any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b). LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

29. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signature page follows. The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

Town of Wilton

By: _____
Town of Wilton

Date: _____

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Date: _____

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That certain parcel or tract of land with the street address of 180 School Road, Wilton, Connecticut, more particularly described by deed recorded in the Town of Wilton Land Records at Volume _____, page _____.

EXHIBIT "B"

SITE PLAN OF THE PREMISES

TAB 3 –Statement of Intent to Comply with Town Ordinances, Rules and Regulations

Submittal of Cellco Partnership d/b/a Verizon Wireless (“Respondent”) in response to Town of Wilton Request for Proposals (RFP) for Lease of Real Property for Wireless Telecommunications Facility, RFP #2021-08 dated August 30, 2021.

Pursuant to the Proposal Submission Requirements outlined in the RFP, Respondent hereby affirmatively states that it shall comply with all applicable Ordinances, Rules and Regulations of the Town of Wilton in the implementation of this proposal, and all activities associated therewith.