

FIRST AMENDMENT TO  
LAND LEASE AGREEMENT

This First Amendment to Land Lease Agreement (“First Amendment”) is effective this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between **Town of Wilton** with an address of 238 Danbury Road, Wilton, CT 08697, hereinafter designated LESSOR, and **Cellco Partnership d/b/a Verizon Wireless** with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the “Parties” or individually as the “Party”.

WHEREAS, the Parties entered into a Land Lease Agreement dated June 6, 2022 (the “Agreement”), for installation, maintenance and operation by LESSEE of a tower and associated communications equipment on LESSOR’s Property at 180 School Road, Wilton, Connecticut; and

WHEREAS, the Parties desire to change the location and configuration of the Premises.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration the receipt of which is hereby acknowledged, the Parties agree as follows, effective as of the date hereof:

1. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.
2. Exhibit B to the Agreement is hereby replaced and superseded by Exhibit B-1 attached hereto and made a part hereof. All references to Exhibit B contained in the Agreement shall hereby refer to Exhibit B-1 as modified hereby. In case of any conflict between the provisions of Exhibit B and Exhibit B-1, Exhibit B-1 shall control. The Parties acknowledge that: (i) LESSEE shall construct a Tower of monopine design, with a maximum design height of 123 feet (with LESSEE’s antennas at a centerline height of 120 feet and faux tree branches extending to a maximum height of 128 feet) and (ii) LESSEE shall install two (2) parking spaces as shown on Exhibit B-1, including design, underlayment and pavement to match existing conditions. Notwithstanding the above, the Parties acknowledge that LESSEE shall be permitted to construct a monopole Tower in lieu of the monopine design if such substitution is required for approval by the Connecticut Siting Council (“CSC”), provided the installation remains in substantial conformance with Exhibit B-1 in all other respects.
3. In case of any inconsistencies between the terms and conditions contained in this First Amendment or the Agreement, and the terms and conditions contained in this First Amendment shall control.
4. Except as modified herein, all other terms and conditions of the Agreement are hereby ratified and reaffirmed as in full force and effect.

This First Amendment may be executed in one or more original counterparts and may be executed electronically.

[Signatures Appear on the Following Page]

*Signature page to First Amendment of Land Lease Agreement*

**LESSOR:**

**Town of Wilton**

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

Name:

Title:

Date: \_\_\_\_\_

**LESSEE:**

**Cellco Partnership d/b/a Verizon Wireless**

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

Name:

Title:

Date: \_\_\_\_\_

## EXHIBIT B-1

See attached Lease Exhibit prepared by On Air Engineering, LLC, 4 pages (L-1, L-2, L-3 and L-4), rev. 6 dated 03/02/2023.

# 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' 15.50" N  
LNG.: 73° 26' 15.15" W  
GROUND ELEVATION: 378'± A.M.S.L.

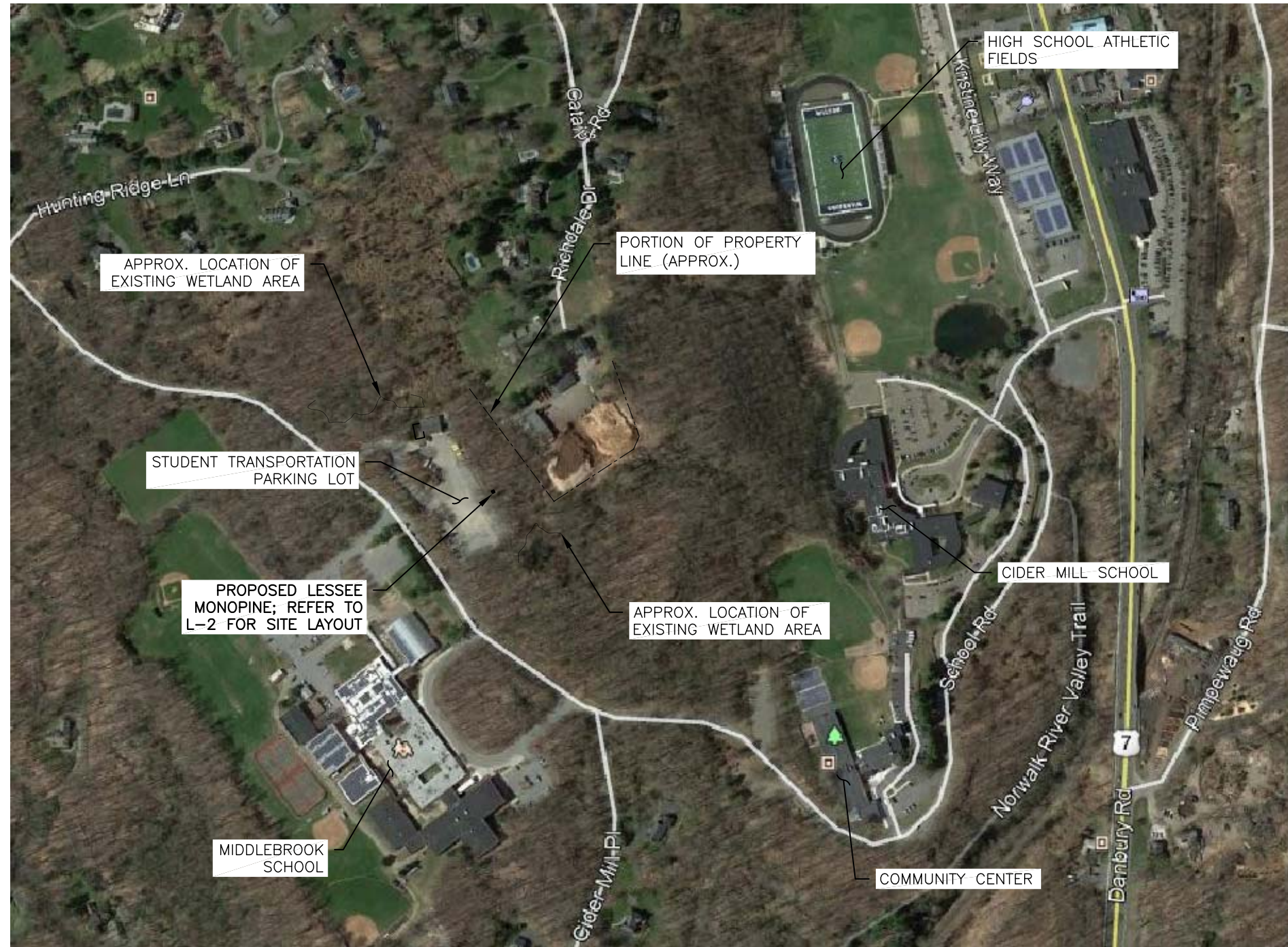
BASED ON GOOGLE EARTH

**verizon**  
WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

**On Air Engineering, LLC**  
88 Foundry Pond Road  
Cold Spring, NY 10516  
(201) 456-4624  
onair@optonline.net

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE"



SUBMITTALS		
NO	DATE	DESCRIPTION
0	09.04.20	REVIEW
1	12.09.20	REVISED TOWER HEIGHT
2	12.23.21	REVISED PER CLIENT COMMENTS
3	09.21.22	REVISED FACILITY LOCATION
4	12.27.22	REVISED FACILITY LOCATION
5	02.20.23	REVISED PER TOWN COMMENTS
6	03.02.23	REVISED TOWER TO MONOPINE

NO	DATE	DESCRIPTION
DRAWN BY:		MF
CHECKED BY:		DW

SITE NAME:  
**WILTON SOUTH CT**

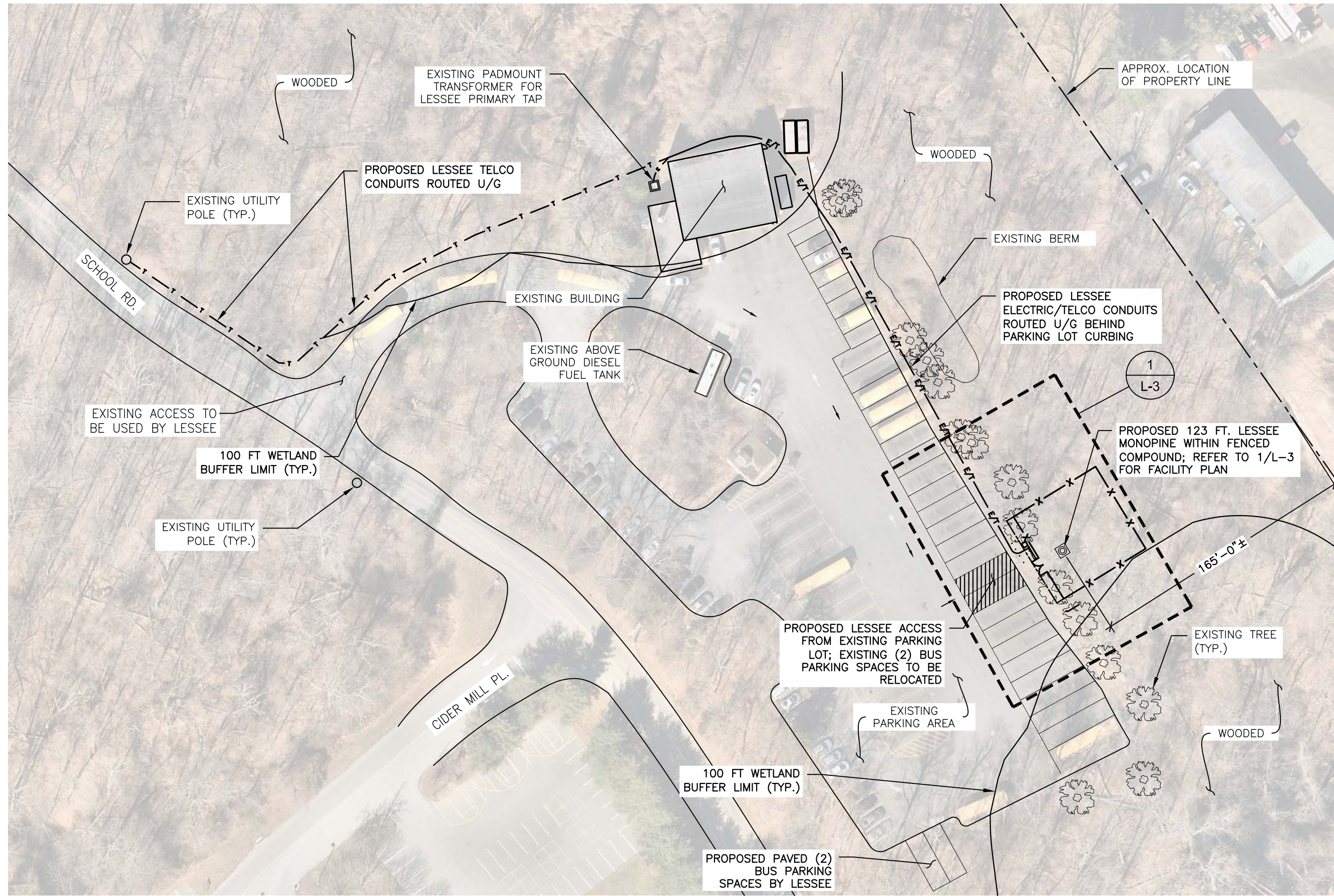
SITE ADDRESS:  
**TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897**

SHEET TITLE:  
**KEY MAP**

SHEET NUMBER:  
**L-1**

1  
L-1  
**KEY MAP**  
Scale: N.T.S.

APPROXIMATE NORTH  
↑



1  
L-2

**SITE LAYOUT**  
Scale: 1"=60'



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NO	DATE	DESCRIPTION
DRAWN BY:	MF	
CHECKED BY:	DW	

SITE NAME:  
**WILTON SOUTH CT**

SITE ADDRESS:  
**TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897**

SHEET TITLE:  
**SITE LAYOUT**

SHEET NUMBER:  
**L-2**



WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492



88 Foundry Pond Road  
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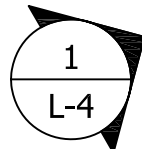
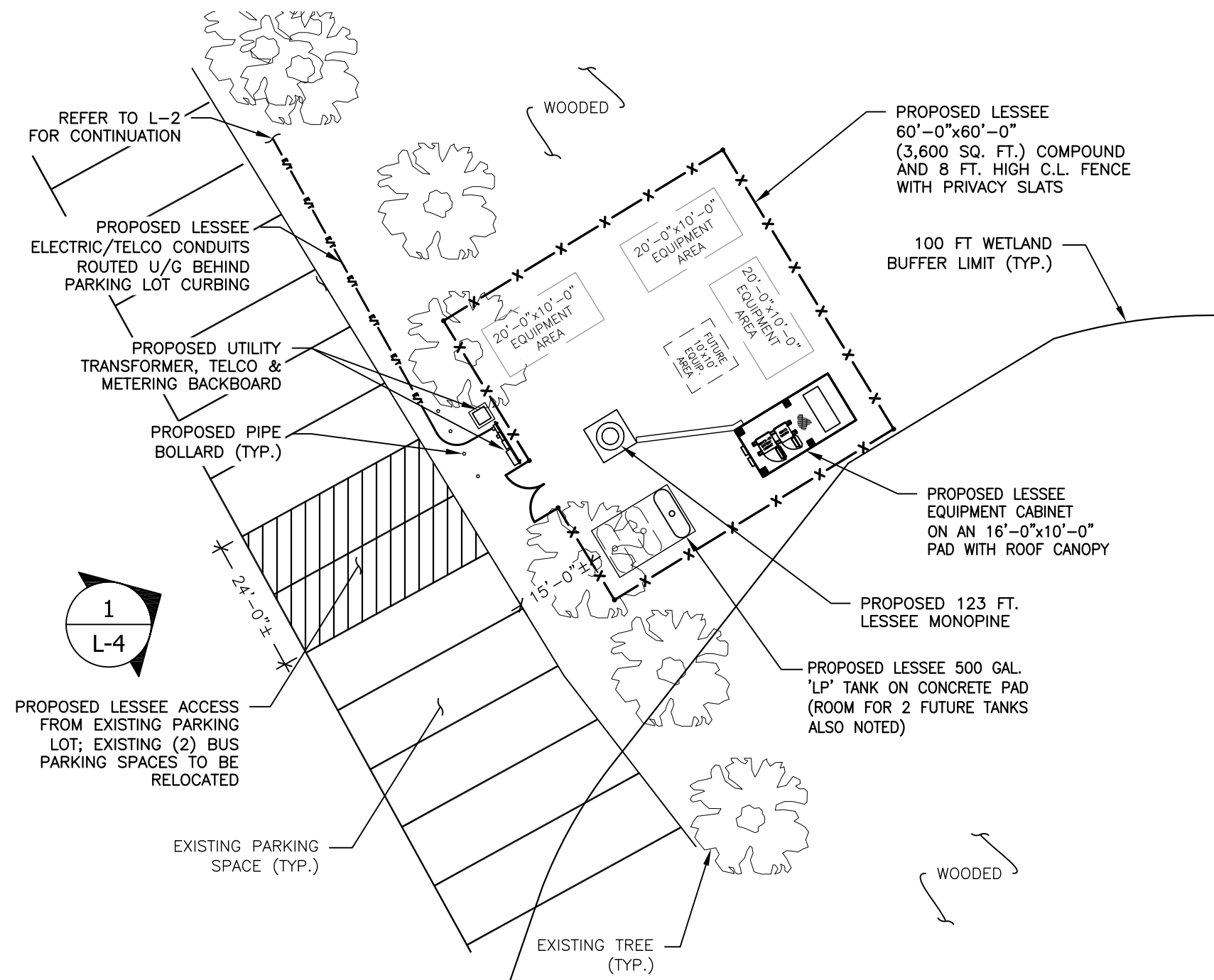
NO	DATE	DESCRIPTION
DRAWN BY:		MF
CHECKED BY:		DW

SITE NAME:  
**WILTON SOUTH CT**

SITE ADDRESS:  
**TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897**

SHEET TITLE:  
**COMPOUND PLAN**

SHEET NUMBER:  
**L-3**



**1**  
**L-3**  
**COMPOUND PLAN**  
Scale: 1"=20'

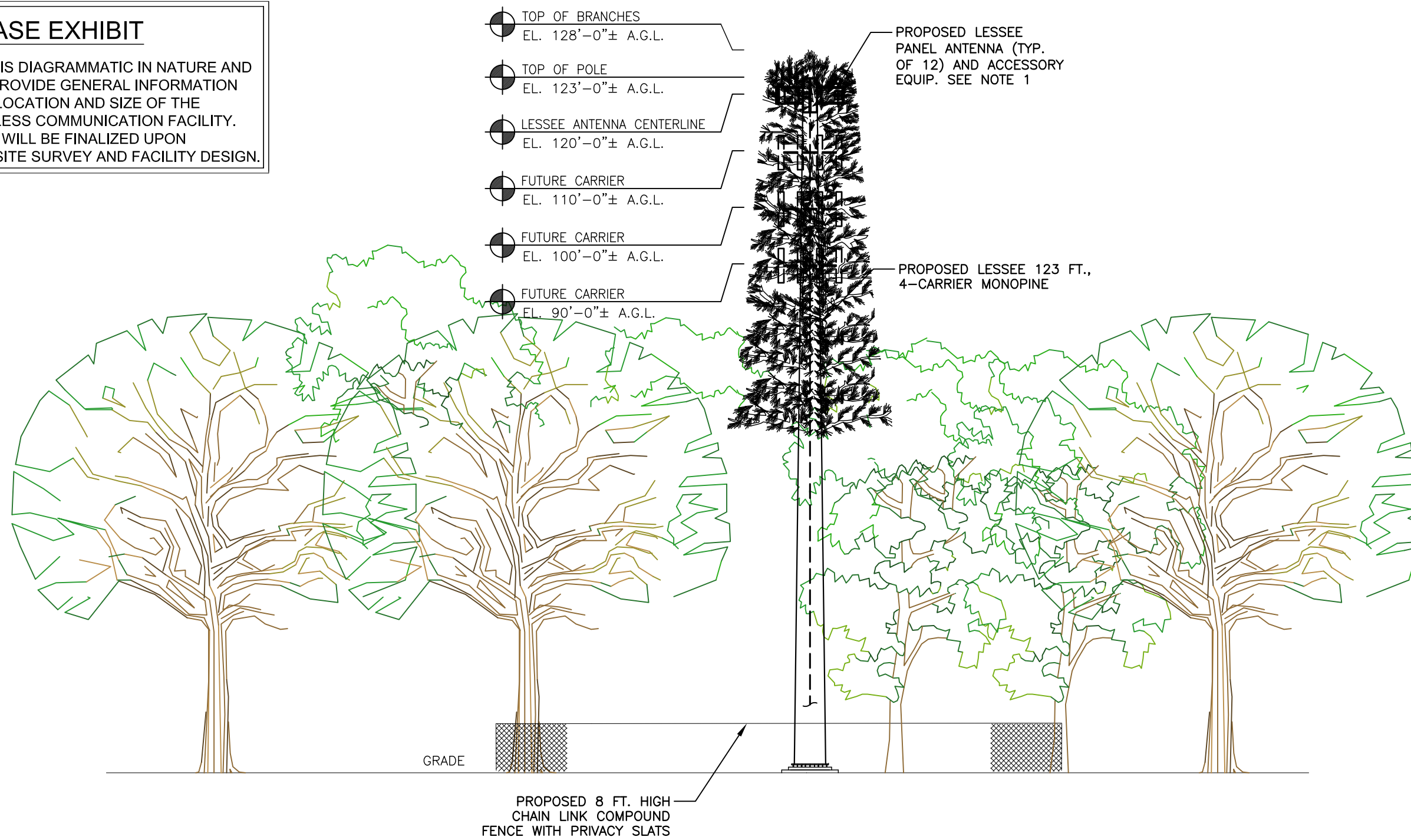


**NOTES:**

1. THE PROPOSED LESSEE ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (4) PANEL ANTENNAS EACH FOR UP TO (12) PANEL ANTENNAS TOTAL AND ASSOCIATED APPURTENANCES; SUBJECT TO CHANGE AT ANY TIME.
2. DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.
3. BRANCH DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON ZONING, MANUFACTURER AND/OR OTHER REQUIREMENTS.

**LEASE EXHIBIT**

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1 WEST ELEVATION  
L-4 Scale: 1"=20'



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WILTON, CT 06897**

SHEET TITLE:  
**WEST ELEVATION**

SHEET NUMBER:  
**L-4**